



The Corporation of the
Town of Milton
Committee of Adjustment and Consent

Thursday, April 30, 2026, 6:00 p.m.
Council Chambers - In Person

The Town of Milton is resuming the Committee of Adjustment and Consent (COA) meetings in person as of January 26, 2023. Applicants and interested parties can participate in person at Town Hall, Council Chambers, 150 Mary Street.

	Pages
1. AGENDA ANNOUNCEMENTS / AMENDMENTS	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. REQUESTS FOR DEFERRAL	
3.1 A26-016/M 362 Maplewood Crescent Application A26-016/M 362 Maplewood Crescent will be deferred until the May 28th Committee of Adjustment Hearing.	
4. HOUSEKEEPING	
5. MINUTES	
5.1 Minutes of Committee of Adjustment Hearing held on March 26, 2026	4
6. ITEMS FOR CONSIDERATION	
6.1 A26-005/M 11324 Second Line Nassagaweya The applicant has requested a minor variance to facilitate the development of outdoor cannabis production and processing facility on the subject property. As noted above, the proposed development includes dedicating a small portion of already farmed area to allow for cannabis cultivation and converting an existing accessory structure to a drying/storage building to allow for the processing component to take place on the subject property.	8
6.2 A26-013/M 177 Fitzgerald Crescent The application seeks to construct a storage shed in the rear yard with a GFA of 14.9 square metres, whereas the Zoning By-law permits accessory structures to have a maximum GFA of 10 square metres. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.	15

6.3	A26-008/M 10 Victoria Street The application seeks to convert the existing dwelling into a primary unit, consisting of the main floor and basement, with an ARU occupying the second floor. No changes are proposed for the exterior of the dwelling.	20
6.4	A26-009/M 1623 Ramshaw Crescent The application seeks to construct an additional residential unit (ARU) in the basement of the existing dwelling. To facilitate this, the application seeks to permit a minimum width of 0.92 metres for the route leading to the primary entrance of the ARU.	32
6.5	A26-012/M 352 Bergamot Avenue The application seeks to permit the reduction in the minimum unobstructed length of one garage bay, in order to accommodate the encroachment of a fire-rated corridor leading to a basement ARU. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.	48
6.6	A26-019/M 529 White Drive The application seeks a slight increase in the permitted lot coverage to facilitate an addition to the existing detached dwelling. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties	53
6.7	A26-014/M 13410 First Line Nassagaweya The application seeks to convert the existing dwelling into an ARU and construct a new primary dwelling. To facilitate the conversion of the existing dwelling, minor variances are required for its GFA and front yard setback. In addition, given the location of the new primary dwelling, a minor variance is required to allow for an increased separation distance between the primary dwelling and the ARU	67
6.8	A26-010/M 3340 Given Lane The application seeks to request relief from the Town's Zoning By-law to permit a second garage which will be detached on the subject property as well as seek permission to increase the height of the proposed detached garage. Further, additional variances are being requested to recognize the size of the existing driveway and located or the rear covered porch.	83
6.9	A26-018/M 7 Peru Road The application seeks to request relief from three sections of the Town's Zoning By-law (016-2014) to facilitate the development of a custom built single-detached dwelling which includes specific design features. The existing dwelling and attached garage will be demolished ahead of time.	88

- | | | |
|------|--|-----|
| 6.10 | A26-011/M 501 Ontario Street | 93 |
| | The application seeks to allow for the definition of “lot” to mean the following: “for the purposes of administering the zoning by-law any lot lines created by a Plan of Condominium within the lot boundaries shall be deemed not to exist.” As noted above, the proposed development is being reviewed through a related Plan of Condominium application (24CDM-25004M) which captures Building A, however Building B and Building C will proceed at a later time which triggered the need to revise the definition of lot. | |
| 6.11 | A26-017/M 88 Robert Street | 97 |
| | The application seeks to request relief from four sections of the Town’s Zoning By-law to facilitate the development of a residential rebuild on the subject property. The existing dwelling and detached garage will be demolished ahead of time. | |
| 6.12 | A26-015/M 107 Yates Drive | 104 |
| | The application seeks to allow for below-grade stairs as well as a window well to encroach into the interior side yard to facilitate the construction of an accessory dwelling unit in the basement of the existing dwelling. | |

7. NEXT MEETING

Thursday, June 25, 2026 commencing at 6:00 p.m.

8. ADJOURNMENT



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

March 26, 2026, 6:00 p.m.

The Committee of Adjustment for the Corporation of the Town of Milton met in regular session in person. All members were present.

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **HOUSEKEEPING**

4. **MINUTES**

4.1 **Minutes from the February 26, 2026 CoA meeting**

BE IT RESOLVED THAT

1. The MINUTES of Milton Committee of Adjustment and Consent Meeting held on Thursday, February 26, 2026, BE APPROVED.

5. **ITEMS FOR CONSIDERATION**

5.1 **A26-002/M 11319 Derry Road**

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26 – 002/M) for 11319 Derry Road in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed generally in accordance with the site plan prepared by Ware Malcomb and dated and stamped by Town Zoning on February 23,2026.

5.2 **A26-007/M 409 Powadiuk Place**

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26 – 007/M) for 409 Powadiuk Place in the Town of Milton THAT Minor Variance #1 **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed generally in accordance with the site plan prepared by Midtown Technical Services and dated and stamped by Town Zoning on March 12, 2026.
2. That a Building Permit be obtained within two (2) years from the date of the decision.
3. That prior to registration of the ARU, a minimum vertical clearance of 2.1 metres shall be provided for the gate in the northern interior side yard, in accordance with the attached site plan.
4. That prior to issuance of a Building Permit, hardscaping in the southern interior side yard shall be cut back to a minimum distance of 0.45 metres from the property line.
5. That hardscaping within the Town's road allowance apart from the originally approved driveway shall be removed, with this area restored to sod, prior to issuance of a Building Permit.
6. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

AND THAT Minor Variance #2, seeking relief from section 5.6.2(v)(d)(D) of the Zoning By-law, **BE DENIED.**

Carried

5.3 A26-003/M 25 Milton Heights

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26 – 003/M) for 25 Milton Heights in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Van Harten Land Surveyors - Engineers and stamped by Town Zoning on February 9, 2025.

2. The applicant shall provide a schedule of works required to relocate/modify the existing rear patio and retaining wall so that these features are located entirely within the limits of the retained lot. All hardscape features, including retaining walls, shall maintain a minimum setback of 0.45m from any property line.
3. That a Building Permit be obtained within two (2) years from the date of the decision; and
4. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.
5. That the Owner will ensure that the future property owner for the future severed parcel will be made aware of the Drainage Agreement (Instrument No. 638630) through the future purchase and sale agreement to ensure that they are aware of the responsibilities outlined in the Agreement registered on title.
6. That the proposed works as outlined in Grading and Servicing Concept Plan are executed to the satisfaction of Town of Milton staff.

Carried

5.4 A26-004/M 101 Nipissing Road

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26 – 004/M) for 101 Nipissing Road in the Town of Milton **BE APPROVED.**

Carried

6. NEXT MEETING

Thursday, April 30, 2026, commencing at 6:00 p.m.

7. ADJOURNMENT

There being no further business to discuss the Chair adjourned the meeting at 7:00 p.m.

Serena Graci

Serena Graci, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: April 30, 2026

File No: A26-005M

Subject: 11324 Second Line Nassagaweya

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Belinda Hart and dated and stamped by Town Zoning on January 30, 2026.
2. That the Owner obtains Site Plan (SP-02/26) approval and the associated Health Canada License.
3. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested:

- To allow a cannabis production and processing facility to be setback from an open space zone in accordance with the following:
 - Outdoor production area: 26 metres, a difference of - 124 metres; and
 - Enclosed drying/storage building: 103 metres, a difference of - 47 metres.
- To allow a cannabis production and processing facility to be located a minimum of 111 metres from a residential use on a separate lot, a difference of - 39 metres

The subject property is known municipally as 11324 Second Line Nassagaweya and located north of 15 Side Road and on the east side of Second Line. The surrounding uses are primarily agricultural and rural residential. The subject property contains a single-detached dwelling, a detached garage, and an accessory structure.

The owner of the property currently farms a small portion of the lands with various fruit and vegetables and have applied for Site Plan approval (SP-02/26) to seek permission to transition a portion of this farmed area into outdoor cannabis production. In addition, an existing accessory structure on the subject property will be converted into a drying room to process the cannabis that

General Description of Application

is farmed on the property. As a result of the proposed development, it has been identified that relief from the Town's Zoning By-law 144-2003, as amended will be required. At this time, the site plan application is currently under review and staff felt that the timing was appropriate for the minor variance application to be heard at Committee.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Rural Area on Schedule 3 (Municipal Structure) as well as identified as Prime Agricultural Area on Schedule 5 (Rural Structure) and included within the Greenbelt Natural Heritage System on Schedule 6 (Green System).

Section 9.2.2.1 of the Town's Official Plan states that the predominant use of land in Prime Agricultural Area designation is for agricultural purposes. Further, Section 9.2.2.1b) provides permission for Cannabis Production and Processing Facilities, in accordance with Section 9.1.1.20 of this Plan.

Section 9.1.1.20b) of this Plan states that where a Cannabis Production and Processing Facility is permitted in the Rural System Area Land Use designations, provided a minimum setback between a Cannabis Production and Processing Facility and a sensitive land use of 150 metres is maintained. A reduced setback of less than 150 metres may be considered by the Town, without an amendment of this plan, where impacts are mitigated.

Section 9.1.1.20e) of this Plan states that a Cannabis Production and Processing Facility shall be subject to Site Plan Control. Planning staff can confirm that this proposed development is being concurrently reviewed under Site Plan Application (SP-02/26) and staff agree that it is at an appropriate time for the minor variance to be processed and heard by the Committee.

Section 9.1.1.20f) of this Plan also states in addition to Section 5.3.4, the following studies shall be submitted as part of any development application for a Cannabis Production and Processing Facility.

- i) Odour and Dust Impact Assessment;
- ii) Light Impact Assessment;
- iii) Transportation Impact Study;
- iv) Hydrogeological Studies;
- v) Agricultural Impact Assessment; and
- vi) Any other appropriate studies identified as part of the complete application and pre-consultation process.

Planning staff can confirm that studies to evaluate and satisfy the above-noted requirements were provided as part of the related Site Plan Application and staff can confirm that they are satisfied that there are no negative impacts are part of this proposed development.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Official Plan Designation (including any applicable Secondary Plan designations)

The lands are designated as Greenbelt Protected Countryside and Greenbelt Natural Heritage System in the Greenbelt Plan. Section 3.2.2.1 of the Greenbelt Plan states that the full range of existing and new agricultural uses are permitted provided that the use does not expand into a key natural heritage feature or key hydrologic feature. Staff can confirm that the proposed outdoor cannabis area will not expand closer or impact any key feature on the property and further, Conservation Halton approval was obtained. The accessory structure which will be utilized as an indoor drying room exists and has no impact on the subject property.

It is Staff's opinion that the proposal is in conformity with the Greenbelt Plan.

Zoning

The subject lands are zoned Rural (A2) Zone under the Town of Milton Zoning By-law 144-2003, as amended. The A2 zone permits a Cannabis Production and Processing Facility however, it states that it must comply with the regulations set out in Section 4.1.2.9 and notwithstanding, any provisions of the by-law to the contrary, cannabis processing shall only be permitted as an accessory use to cannabis production.

Variance One: Cannabis Production and Processing Facility Setback

Section 4.1.2.9 iv) a) of the Town's Zoning By-law requires that a cannabis production and processing facility be located a minimum of 150 metres from a residential, institutional, or open space zone.

The applicant is requesting permission to allow a cannabis production and processing facility to be setback from an open space zone in accordance with the following:

- Outdoor production area: 26 metres, a difference of - 124 metres; and
- Enclosed drying/storage building: 103 metres, a difference of - 47 metres.

Variance Two: Cannabis Production and Processing Facility Setback from a Residential Use

Section 4.1.2.9 iv) b) of the Town's Zoning By-law requires that a cannabis production and processing facility be located a minimum of 150 metres from a residential use on a separate lot or an institutional use.

The applicant is requesting permission to allow a cannabis production and processing facility to be located a minimum of 111 metres from a residential use on a separate lot, a difference of - 39 metres, to facilitate the proposed development.

Consultation

Public Consultation

Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 20, 2026. As of the writing of this report on April 22, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

The applicant has requested a minor variance to facilitate the development of outdoor cannabis production and processing facility on the subject property. As noted above, the proposed development includes dedicating a small portion of already farmed area to allow for cannabis cultivation and converting an existing accessory structure to a drying/storage building to allow for the processing component to take place on the subject property.

This proposed development is being reviewed as well under Site Plan (SP-02/26) and the Site Planner has confirmed that the application is at a satisfactory stage for review and to be heard at the Committee of Adjustment.

Section 4.1.2.9 of the Town's Zoning By-law 144-2003, as amended, provides the requirements for cannabis production and processing facilities. The applicant is requesting permission to allow a cannabis production and processing facility to be setback from an open space zone which will be 26 metres from the outdoor production area and 103 metres from the enclosed drying/storage building. It should be noted that the property beside the subject property is mapped as an open space zone and is a regional forest tract.

The applicant is also requesting permission to allow a cannabis production and processing facility to be located a minimum of 111 metres from a residential use on a separate lot. It should be noted that the accessory structure currently exists and will be converted into a drying/storage building.

As part of the related Site Plan application, the applicant has satisfied the policies of Section 9.1.1.20f) which identified a number of technical requirements to be completed and provided for Planning staff to review and confirm that there would be no negative impact to the surrounding properties and area.

An Odour Emissions Letter (stamped by a P. Eng) was provided and reviewed by Town Engineering Staff which confirmed that given the small scale of the operation, it's location as well as the estimated odour emissions, it's unlikely that the proposed cannabis production will negative impact the surrounding area. Planning staff can also confirm there are no changes from a lighting or transportation perspective. Further, Town staff have confirmed with the assistance of Regional



Consultation

hydrogeological staff that there are no impacts from a private servicing and ground water perspective.

Planning staff note that there is an existing agricultural barn that is located in between the proposed cannabis production area and the nearest dwelling which will provide a buffer and eliminates impact. The current plot of land being used to grow other fruits and vegetables will be utilized and exists as of today and the existing accessory structure will be converted, so there are no new development or changes proposed to the property which will impact any surrounding neighbours or properties.

It should be noted that the applicant is required to obtain a Health Canada License for establishing this cannabis operation and will be required to provide a copy of this License to the Town. As part of the Health Canada Licensed Cultivators process, Town staff are satisfied that there will be no negative impacts to the surrounding properties given the stringent requirements from a physical security measurement perspective. Further, Planning staff are of the understanding that all activities on the subject property will be limited to the approved Health Canada License and if there is, any complaints or impacts to surrounding properties, Health Canada regulations will require these issues to be dealt with proactively.

A condition of the related Site Plan will be to ensure that a Health Canada License is obtained, and proof is provided to the Town of our records.

Planning Staff are of the opinion that the requested variances are minor in nature, conform to the general intent of both the Official Plan and Zoning By-law and are desirable for the development and use of the subject property. As such, Planning Staff have reviewed the requested variances and offer no objection and feel confident the Site Plan application has ensured that Official Plan policies and requirements for cannabis production and processing facilities have been met.

Respectfully submitted,

Taylor Wellings

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311

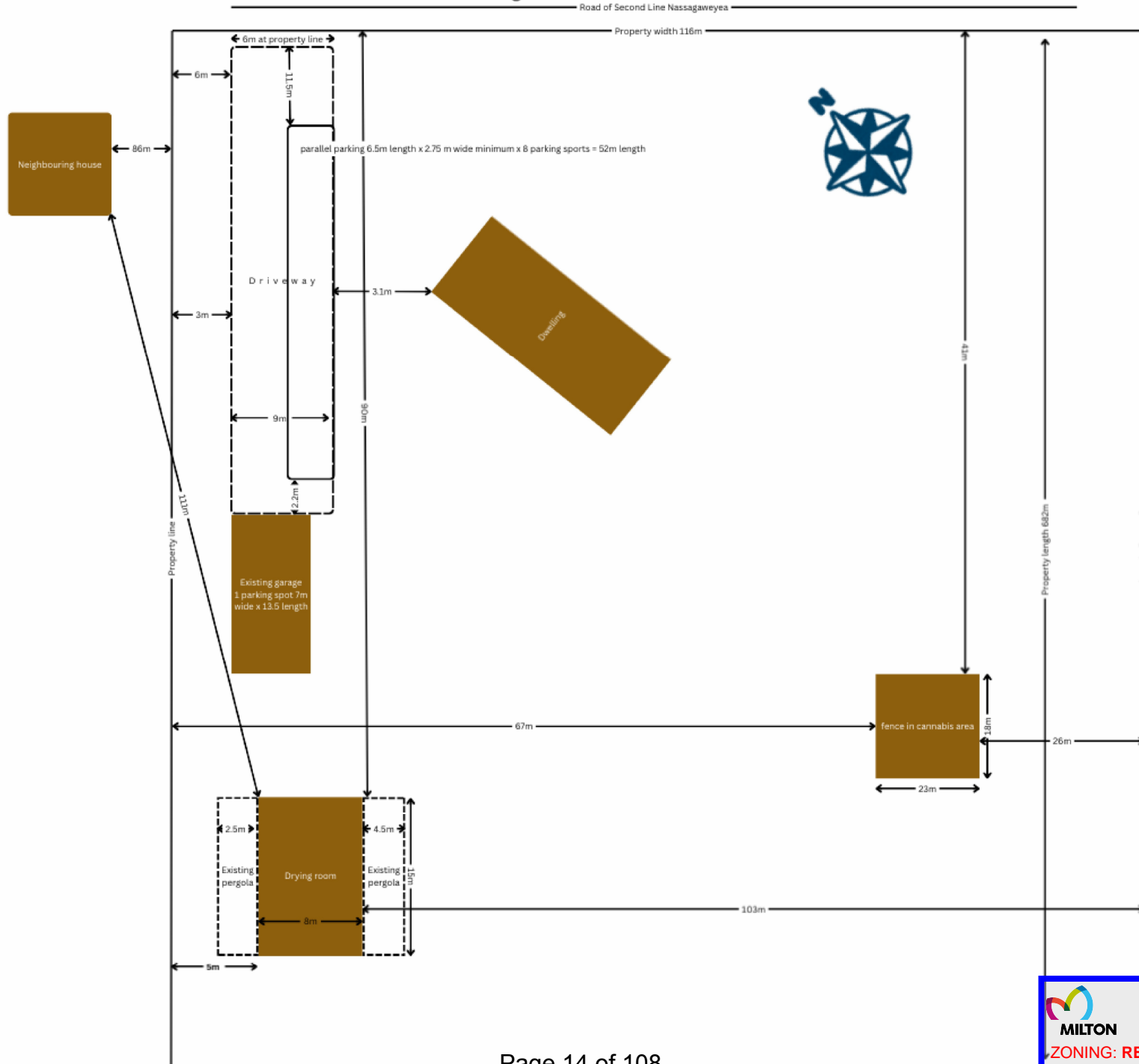


The Corporation of the Town of Milton

File #:
A26-005M
Page 6 of 6

Attachments
Figure 1 - Site Plan

11324 Second Line Nassagaweyea Campbellville
lengths in meters (not to scale)





The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: April 30, 2026

File No: A26-013M

Subject: 177 Fitzgerald Crescent

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed generally in accordance with the elevations dated and stamped by Town Zoning on March 20, 2026, and with the site plan dated and stamped by Town Zoning on April 8, 2026.
2. THAT a Building Permit be obtained within two (2) years from the date of the decision.
3. THAT the swale in the rear yard shall be realigned to maintain the existing drainage pattern.
4. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Permit an accessory structure to have a gross floor area (GFA) of 14.9 square metres, whereas a maximum GFA of 10 metres is permitted, representing an increase of 4.9 square metres

The Subject Property, known municipally as 177 Fitzgerald Crescent, is located generally north of Woodward Avenue and East of Thompson Road. Currently, the Subject Property is occupied by a two-storey detached dwelling with a double-width driveway and attached garage. The application seeks to permit the construction of a storage shed in the rear yard with a GFA of 14.9 square metres, whereas the Zoning By-law permits accessory structures to have a maximum of 10 square metres of GFA.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. The Urban Area designation is intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area by Schedule A - Urban Area Land Use Plan. The Subject Property also falls within Bristol Survey Secondary Plan and is equally designated Residential Area by Schedule C-6-D - Bristol Survey Secondary Plan Land Use Plan.

Policy 8.2.1.1 states that within the Residential Area designation, the predominant use of land is intended to be a mix of low, medium and high-density residential development. Policy C.6.5.1.2 further directs that within the Bristol Survey Secondary Plan, permitted uses within the Residential Area designation shall be in accordance with the policies of the parent Official Plan.

Policy C.6.3.2.2 directs that one objective of the Bristol Survey Secondary Plan is to ensure through the establishment of urban design guidelines and other measures a high quality and consistent level of urban design for both public and private areas of the community.

Policy 7.2.1.8 states that new development located within an established district or Mature Neighbourhood Area will be designed as an integral part of the area's existing larger pattern of built form and open spaces, reinforcing and complementing viable existing patterns by complementing the existing range of building mass, height, proportion, enclosed volume and position relative to street and site.

It is Staff's opinion that the proposal is in conformity with the Halton Region Official Plan and the Town of Milton Official Plan

Zoning

The Subject Property is zoned Medium Density Residential 1 (RMD1) by Zoning By-law 016-2014. The RMD1 Zone permits a range of residential uses, including detached, duplex, and townhouse dwellings, as well as accessory structures.

Variance One: Section 4.2.1, Table 4A of the Zoning By-law permits accessory structures within the RMD1 Zone to have a maximum total GFA of 10 square metres. The applicant is requesting a maximum GFA of 14.9 square metres for an accessory structure.

Consultation

Public Consultation



Consultation

Notice for the applicable hearing was provided in accordance with the Planning Act. As of the writing of this report on April 13, 2026, staff have not received any comments on the application from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies. Development Engineering advised that the location of the accessory structure would conflict with an existing swale; to resolve this issue, the swale will be re-aligned, as noted on the site plan and in the recommended conditions of approval.

Development Services Comments

The application seeks to construct a storage shed in the rear yard with a GFA of 14.9 square metres, whereas the Zoning By-law permits accessory structures to have a maximum GFA of 10 square metres. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

The intent of this Zoning By-law provision is to ensure that accessory structures remain clearly secondary and subordinate to the principal dwelling on a property. Despite the proposed minor variance, Planning staff are satisfied that the size of the structure will maintain the general intent of the Zoning By-law by remaining secondary to the existing dwelling.

The additional 4.9 square metres of GFA requested by this application is a minor increase, which Planning staff do not expect to cause negative impacts on adjacent properties. The proposed shed will also respect the minimum setback, maximum height, and yard location requirements of the Zoning By-law.

The application will maintain the general intent and purpose of the Official Plan by facilitating a use which complements the residential use of the Subject Property. Moreover, the proposed accessory structure is compatible with the surrounding built form, and will not deviate from the existing patterns of massing, height, position, or proportion. As the proposed shed will generate no adverse impacts and complement the intended residential use of the Subject Property, it is desirable for the appropriate use and development of the land.

Planning staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate development or use of the land, building, or structure.

Respectfully submitted,

Olivia Hayes



The Corporation of the Town of Milton

File #:
A26-013M
Page 4 of 4

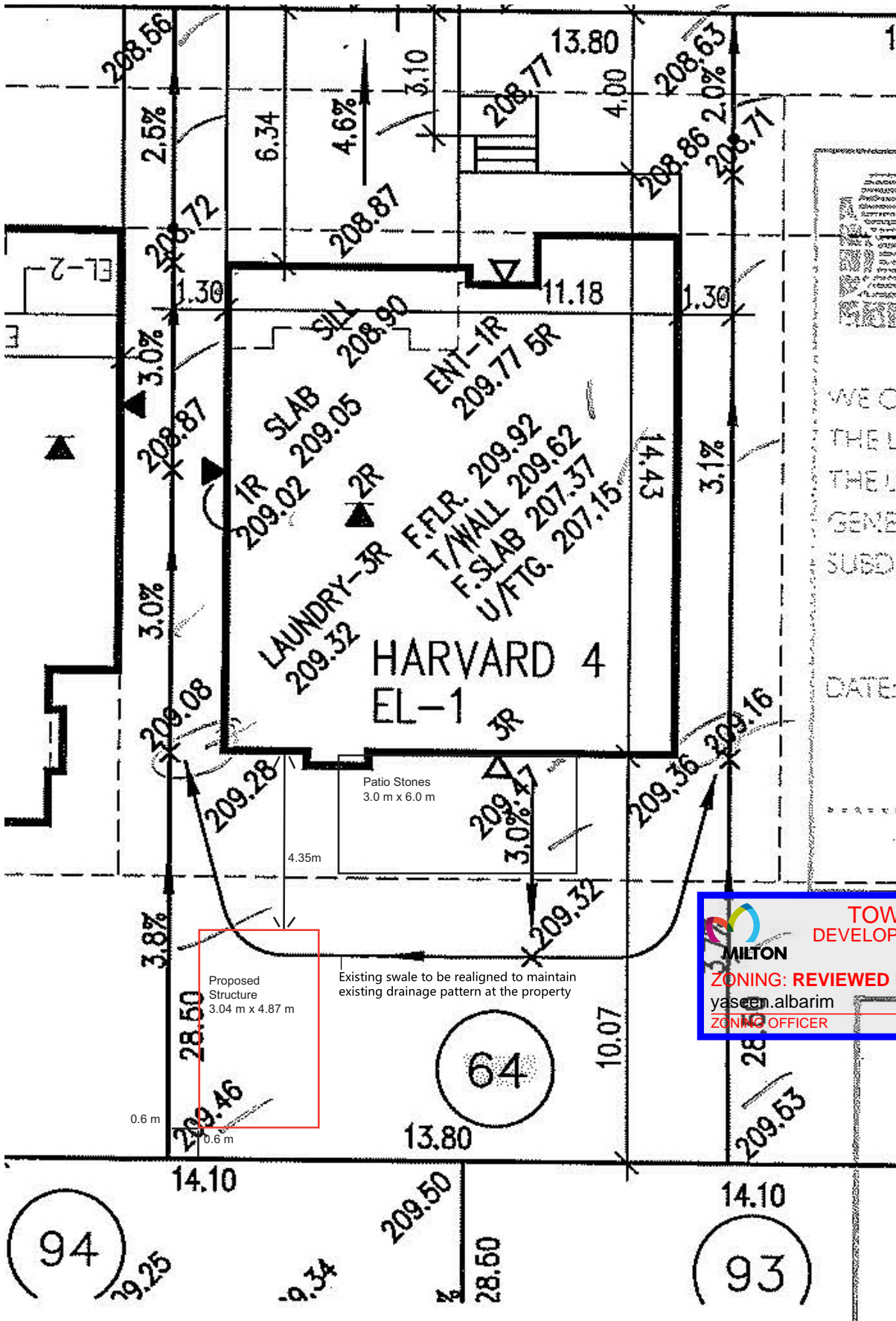
Planner, Development Review

For questions, please contact:

Olivia.Hayes@Milton.ca

Phone: Ext. 2454

Attachments
Figure 1 – Site Plan Figure 2 – Architectural Plans



Site Plan
177 Fitzgerald Cres, Milton

Scale 1:250

GENERAL NOTES:

- Proposed accessory structure to be supported on piers (no continuous concrete foundation), minimizing impact with existing drainage.
- Existing swale to be realigned to maintain existing drainage pattern at the property.
- All grading associated with the realignment of the swale shall maintain existing drainage patterns and shall not adversely impact adjacent properties.



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: April 30, 2026

File No: A26-008M

Subject: 10 Victoria Street

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan and elevations prepared by Jansen Consulting and dated and stamped by Town Zoning on March 16, 2026.
2. THAT a Building Permit be obtained within two (2) years from the date of the decision.
3. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Permit an additional residential unit (ARU) to have a gross floor area (GFA) equal to 113.14% of the principal dwelling unit, whereas the Zoning By-law states that the total above-ground floor area of all ARUs shall not exceed 50% of the GFA of the principal dwelling unit.

The Subject Property, known municipally as 10 Victoria Street, is located north of Main Street and east of Bronte Street. Currently, the Subject Property is occupied by a two-storey detached dwelling with a carport, and a detached garage. The application seeks to convert the existing dwelling into a primary unit, consisting of the main floor and basement, with an ARU occupying the second floor. No changes are proposed for the exterior of the dwelling. Planning staff have no concerns with the application.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Official Plan Designation (including any applicable Secondary Plan designations)

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. Lands within the Urban Area are intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Central Business District per Schedule A - Urban Area Land Use Plan, and is further designated Low Density Residential Sub-Area per Schedule B - Central Business District Land Use Plan. Additionally, the Subject Property is listed on the Town's Heritage Register and falls within a Mature Neighbourhood Area.

Policy 8.5.3.25 directs that within the Central Business District Low Density Residential Sub-Area, permitted uses shall be single detached, semi-detached, duplex dwellings and additional residential units in accordance with the policies of subsection 7.1.4.1 and 7.1.4.2.

Policy 2.1.1.7 states that it is the policy of the Town to promote intensification to support the development of compact, efficient and vibrant communities using the population and employment targets. Further, policy 3.1.1.11 establishes that it is the policy of the Town to increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, and increase opportunities for affordable housing by permitting additional residential units (ARUs) in accordance with the policies of this Plan.

Policy 7.1.4.1 permits ARUs either within a detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot, subject to conformity with certain policies including:

- a. An ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- i. An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;
- k. An ARU must have no adverse effect on stormwater management systems;
- l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;

Policy 8.2.5.1 directs that proposed development in the form of new housing, replacement housing, and additions and alterations within Mature Neighbourhood Areas may be permitted provided they are compatible and respectful of the character of the neighbourhood by

Official Plan Designation (including any applicable Secondary Plan designations)

incorporating scale, massing, building height, and other characteristics that are prevalent in the Mature Neighbourhood Area

Further, policy 8.2.5.2 states that proposed development should be generally consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area. Landscaping and fencing are encouraged to maintain established aesthetics and privacy.

Policy 8.5.3.10 states that the conservation, preservation and adaptive re-use of built heritage resources for compatible residential intensification and/or other appropriate and compatible uses shall be encouraged.

It is Staff's opinion that the proposal is in conformity with the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning

The Subject Property is zoned Residential Low Density 1 (RLD1) by Zoning By-law 016-2014, and is subject to a Mature Neighbourhood Area overlay. The RLD1 zone permits a range of low-rise residential uses, including detached, duplex, and semi-detached dwellings. ARUs are permitted within the aforementioned dwelling types, subject to provisions of the Zoning By-law.

Variance One: Section 4.10(viii)(b) of the Zoning By-law states that where one or more ARU is located within a principal building, the total floor area of all ARUs, or portion(s) thereof, located on the first storey or above, shall not cumulatively exceed a maximum of 50% of the floor area of the principal dwelling unit. The application seeks to allow one ARU to have a floor area equal to 113.14% of the floor area of the principal dwelling unit.

Consultation

Public Consultation

Notice for the hearing was provided in accordance with the Planning Act. As of the writing of this report on April 13, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

The application seeks to facilitate the introduction of an ARU within the existing dwelling on the Subject Property. The first floor and basement would constitute the principal dwelling unit, while



Consultation

the second floor would be dedicated to the ARU. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

The intent of this Zoning By-law provision is to ensure that an ARU remains secondary to the primary dwelling unit, and does not lead to overdevelopment of the Subject Property. While the GFA of the principal and additional dwelling units are nearly equal (53.74 square metres and 60.80 square metres, respectively), the principal dwelling unit will have access to a basement which is not counted in the GFA calculations. In addition, the total GFA of the proposed ARU (60.80 square metres) would remain well within the maximum 85 square metres permitted by the Zoning By-law. As such, Planning staff are satisfied that the application maintains the intent of the Zoning By-law.

The application is minor in nature; despite the proposed minor variance, the GFA of both the primary and secondary dwelling units will remain modest and fit within the existing detached home. Further, the introduction of an ARU is desirable for the appropriate use of the Subject Property, and will support a range and mix of housing types, sizes, and tenures within an Existing Complete Neighbourhood.

Local, regional, and provincial policies support the creation of ARUs, particularly within urban areas. The application maintains the general intent and purpose of the Official Plan by satisfying the criteria established in policy 7.1.4.1, and by remaining compatible with the surrounding Mature Neighbourhood Area. As the proposed ARU will be located fully within the existing dwelling, the proposed variance will have no impact on the built form character of the surrounding neighbourhood. Further, the Subject Property is listed on the Town's Heritage Register, and the Official Plan encourages the use of built heritage resources for compatible residential intensification.

Staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate use of the land.

Respectfully submitted,

Olivia Hayes

Planner, Development Review

For questions, please contact:

Olivia.Hayes@Milton.ca

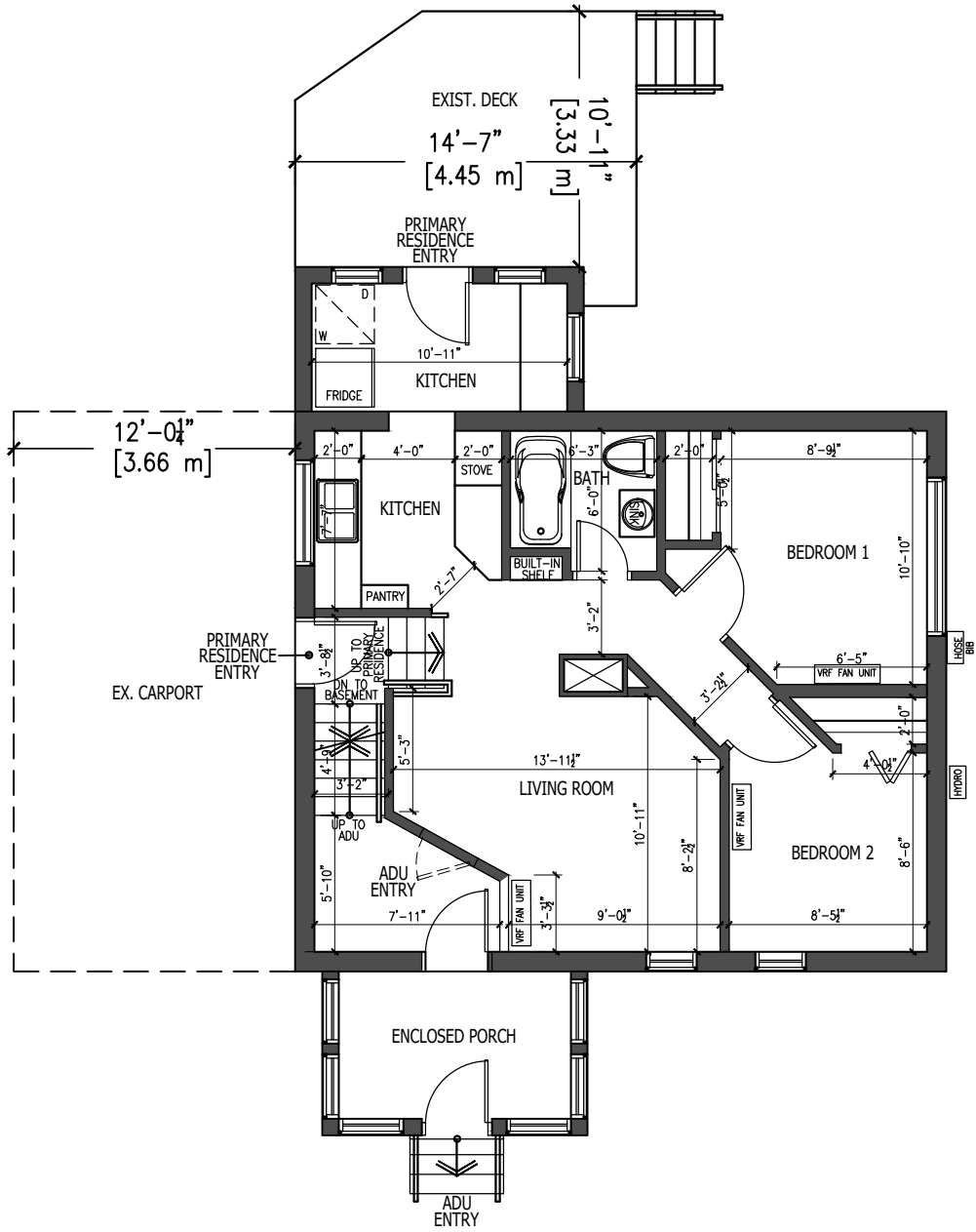
Phone: Ext. 2454



The Corporation of the Town of Milton

File #:
A26-008M
Page 5 of 5

Attachments
Figure 1 - Site Plan
Figure 2 - Floor Plans and Elevations



MAIN FLOOR PLAN PRIMARY RESIDENCE AND A.D.U. ENTRY
 SCALE: 1'-0" = 1/8"

PRIMARY RESIDENCE FLOOR AREA
MAIN FLOOR AREA = 578.47 S.F.
TOTAL FLOOR AREA = 578.47 S.F. (53.74 M2)

A.D.U. FLOOR AREA
MAIN FLOOR AREA = 109.27 S.F.
SECOND FLOOR AREA = 545.14 S.F.
TOTAL FLOOR AREA = 654.41 S.F. (60.80 M2)

ALLOWED AREA FOR A.D.U. = 50% OF PRIMARY RESIDENCE FLOOR AREA = 26.87 M2
PROPOSED AREA FOR A.D.U. = 113.14% = 60.80 M2

MILTON
 TOWN OF MILTON
 DEVELOPMENT SERVICES
 RLD1 ZONE
ZONING: REVIEWED FOR C of A
 sherri.jamieson MAR 16, 2026
 ZONING OFFICER DATE

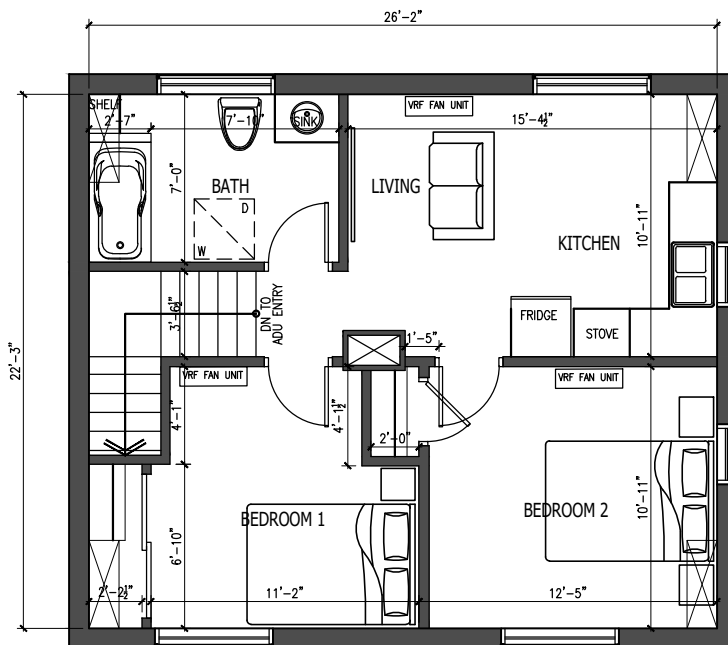
DESIGN DRAWINGS APPROVED BY: _____ INITIAL: _____ DATE: _____

JC JANSSEN
 CONSULTING
 design · consulting · management


70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 MAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 KEVIN & TARA ALEONG
 10 VICTORIA ST
 MILTON, ON

D01



SECOND FLOOR PLAN A.D.U.
SCALE: 1'-0" = 1/8"


TOWN OF MILTON
 DEVELOPMENT SERVICES
 RLD1 ZONE
ZONING: REVIEWED FOR C of A
 sherri.jamieson MAR 16, 2026
 ZONING OFFICER DATE

DESIGN DRAWINGS APPROVED BY: _____ INITIAL: _____ DATE: _____



JANSEN CONSULTING
design - consulting - management

70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
KEVIN & TARA ALEONG
10 VICTORIA ST
MILTON, ON

D02



FRONT ELEVATION

SCALE: 1'-0" = 1/8"

 MILTON	TOWN OF MILTON DEVELOPMENT SERVICES RLD1 ZONE
	ZONING: REVIEWED FOR C of A sherri.jamieson MAR 16, 2026 ZONING OFFICER DATE

DESIGN DRAWINGS APPROVED BY: _____ INITIAL: _____ DATE: _____



JANSEN CONSULTING
design - consulting - management

70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com


OWNERS INFORMATION :
KEVIN & TARA ALEONG
10 VICTORIA ST
MILTON, ON

D03



RIGHT ELEVATION

SCALE: 1'-0" = 1/8"

 MILTON	TOWN OF MILTON DEVELOPMENT SERVICES RLD1 ZONE
	ZONING: REVIEWED FOR C of A sherri.jamieson MAR 16, 2026 ZONING OFFICER DATE

DESIGN DRAWINGS APPROVED BY: _____ INITIAL: _____ DATE: _____



JANSEN CONSULTING
design - consulting - management

70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
KEVIN & TARA ALEONG
10 VICTORIA ST
MILTON, ON

D04



REAR ELEVATION

SCALE: 1'-0" = 1/8"

 MILTON	TOWN OF MILTON DEVELOPMENT SERVICES RLD1 ZONE	
	ZONING: REVIEWED FOR C of A sherri.jamieson ZONING OFFICER	MAR 16, 2026 DATE

DESIGN DRAWINGS APPROVED BY: _____ INITIAL: _____ DATE: _____



JANSEN CONSULTING
 design - consulting - management

70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 KEVIN & TARA ALEONG
 10 VICTORIA ST
 MILTON, ON

D05



LEFT ELEVATION

SCALE: 1'-0" = 1/8"

 MILTON	TOWN OF MILTON DEVELOPMENT SERVICES RLD1 ZONE
	ZONING: REVIEWED FOR C of A sherri.jamieson MAR 16, 2026 ZONING OFFICER DATE

DESIGN DRAWINGS APPROVED BY: _____ INITIAL: _____ DATE: _____


JANSEN CONSULTING
design - consulting - management

70 Main Street N, P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 KEVIN & TARA ALEONG
 10 VICTORIA ST
 MILTON, ON

D06



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: April 30, 2026

File No: A26-009M

Subject: 1623 Ramshaw Crescent

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That the development shall be constructed generally in accordance with the site plan prepared by Kenneth Jentas and dated and stamped by Town Zoning on March 10, 2026.
2. That prior to Building Permit issuance, the applicant incorporates a sprinkler system, designed by a qualified professional in fire protection systems and in accordance with NFPA 13D standards, within the building permit package for the proposed Additional Residential Unit;
3. That a Building Permit be obtained within two (2) years from the date of the decision.
4. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Permit an unobstructed access route of 0.92 metres leading to an ARU, whereas a minimum width of 1.2 metres is required, representing a 0.28 metre decrease

The Subject Property, known municipally as 1623 Ramshaw Crescent, is located generally west of James Snow Parkway and south of Derry Road. Currently, the Subject Property is occupied by a two-storey detached dwelling with an attached double garage. The applicant is seeking to construct an additional residential unit (ARU) in the basement of the existing dwelling. To facilitate this, the application seeks to permit a minimum width of 0.92 metres for the route leading to the primary entrance of the ARU. Due to the configuration of the dwelling, the required walkway width of 1.2 metres is not achievable in either interior side yard. Planning staff have no concerns with the application.



Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. Land within the Urban Area are intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area by Schedule A - Urban Area Land Use Plan. Similarly, the Subject Property is within the Bristol Survey Secondary Plan and is designated Residential Area by Schedule C-6-D. Key Features of the Local Natural Heritage System (NHS) abut the Subject Property to the immediate east, per Schedule 6 - Green System.

Policy 8.2.1.1 states that within the Residential Area designation, the predominant use of land is intended to be a mix of low, medium and high-density residential development. Policy C.6.5.1.2 further directs that within the Bristol Survey Secondary Plan, permitted uses within the Residential Area designation shall be in accordance with the policies of the parent Official Plan.

Policy 2.1.1.7 directs that it is the policy of the Town to promote intensification to support the development of compact, efficient and vibrant communities using the population and employment targets. Further, policy 3.1.1.11 establishes that it is the policy of the Town to increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, and increase opportunities for affordable housing by permitting additional residential units (ARUs) in accordance with the policies of this Plan.

Policy 7.1.4.1 permits ARUs either within a detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot, subject to conformity with certain policies including:

- a. An ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- i. An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;
- k. An ARU must have no adverse effect on stormwater management systems;
- l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;

Official Plan Designation (including any applicable Secondary Plan designations)

Policy 5.2.3.2(c) states that the proponent of any development or site alteration that meets the criteria set out in Section 5.2.3.3 is required to carry out an Environmental Impact Assessment (EIA), unless the proponent can demonstrate to the satisfaction of the Town that the proposal is minor in scale and/or nature and does not warrant an EIA.

It is Staff's opinion that the proposal is in conformity with the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning

The Subject Property is zoned Medium Density Residential 1, Zoning Exception 35 (RMD1*35). The RMD1 Zone permits a range of low-rise residential uses, including ARUs. Zoning Exception 35 does not establish zoning provisions relevant to the minor variance application.

Variance One: Section 4.10(vi) states that an unobstructed pedestrian access with a minimum width of 1.2 m and minimum vertical clearance of 2.1 m shall be provided and maintained from the street line to the exterior entrance to the building that provides the most direct access to an additional dwelling unit. The applicant is requesting to permit a pedestrian access route with a minimum width of 0.92 metres, representing a decrease of 0.28 metres.

Consultation

Public Consultation

Notice for the hearing was provided in accordance with the Planning Act. As of the writing of this report on April 13, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties. The application seeks to permit a minimum width of 0.92 for the path of travel leading to the primary entrance of an ARU, whereas a minimum unobstructed width of 1.2 metres is required. Due to the configuration of the existing dwelling, neither interior side yard is able to accommodate a 1.2 metre-wide path of travel.

The intent of this zoning provision is to ensure an ARU can be safely reached by emergency services personnel, and to allow sufficient space for functional access. The proposed path of travel will maintain this intent and will still provide adequate clearance for circulation. In addition,



Consultation

the reduced width is only required for a portion of the path of travel, and there is ample room surrounding the primary entrance to the ARU.

The application also maintains the general intent of the Official Plan, which encourages the introduction of ARUs, particularly within Milton's urban area. The application satisfies the criteria listed in Policy 7.1.4.1, which establish standards for an ARU. While the Subject Property abuts Key Features of the NHS, an EIA is not needed because the proposal is minor and does not entail site alteration or development external to the dwelling.

Since the proposed variance will have no adverse impacts on the Subject Property or surrounding properties, the application is minor in nature. Further, the application is desirable as it will facilitate the construction of an ARU, contributing to the range and mix of housing options within Milton.

For these reasons, Planning staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate development or use of the land, building or structure.

Respectfully submitted,

Olivia Hayes

Planner, Development Review

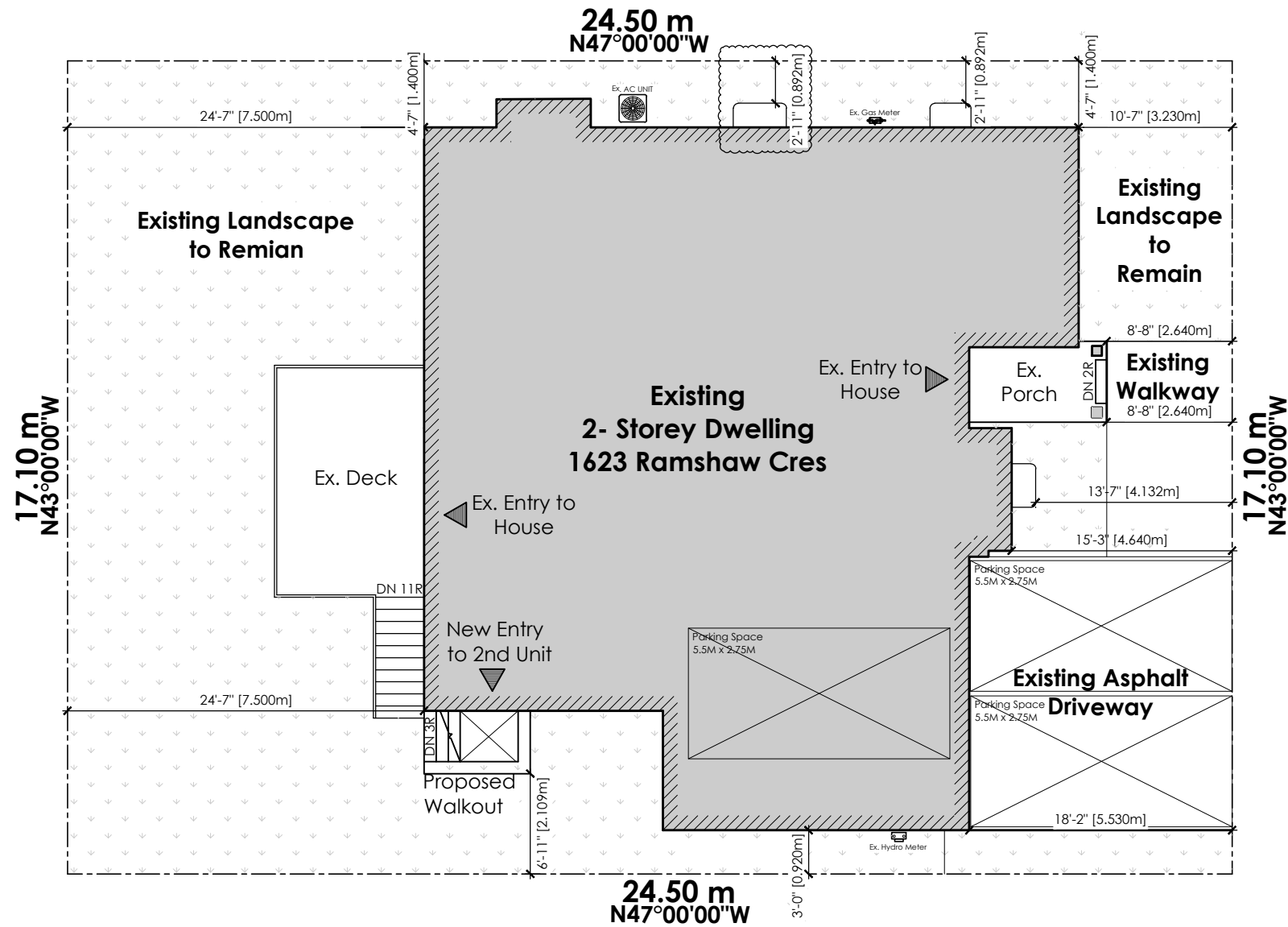
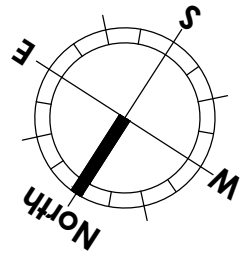
For questions, please contact:

Olivia.Hayes@Milton.ca

Phone: Ext. 2454

Attachments

Figure 1 - Site Plan and Floor Plans



RAMSHAW CRES

TOWN OF MILTON
 DEVELOPMENT SERVICES
 RMD1*35 ZONE
 ZONING: REVIEWED FOR C of A
 sherri.jamieson MAR 10, 2026
 ZONING OFFICER DATE

Basement Apartment Permit

Site Plan

General notes

- All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permitguys prior to continuation of work.
- The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
- All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
- All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal R.O.W.
- Prior to the commencing any work on the installation of services & grading, an approved set of plans and specifications must be available on the job site and shall remain there while work is being done.
- The owners of the utilities must be informed at least two weeks prior to construction on any existing municipal road allowance. All existing underground utilities within the limits of construction shall be located and marked. Any utilities, damaged or disturbed during construction, shall be repaired or replaced to the satisfaction of the governing body at the contractors expense.
- Prior to commencing any construction, all sewer outlet information, benchmarks, elevations, dimensions and grades must be checked by the contractor and verified and any discrepancies reported to the engineer.
- The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties

Legal Information

PLAN OF SURVEY OF LOT 162
 PLAN 20M-773
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON

Scope of Work

Revised Permit (22-12717) for Finished Basement Apartment with New Below Grade Entrance.

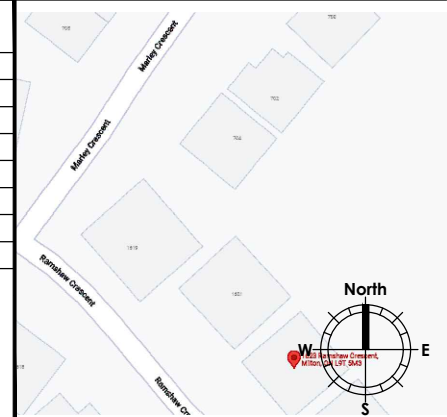
Existing Dwelling

- More than 5 year old
- Less than 5 year old



Site Statistics (All Units in Metric)

Lot Information		Gross Floor Area Calculation (m ²)	
Lot Depth	24.50	Ground Floor GFA	179.83
Lot Frontage	17.10	Second Floor GFA	179.72
Lot Area	418.95	Basement GFA	119.09
Zone	RMD1*35	Total	478.64
Lot Coverage		Accessory Apartment	84.53
Dwelling Area	171.07	Accessory Apartment (%)	18
Ex. Porch & Deck	4.63	Personal Use Basement	34.56
Total Area	590.02		
Total Coverage (%)	29		



permitguys

80 Clementine Dr, Unit 15
 Brampton ON L6Y 5R5
 Tel: 416 479 9556
 Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
 Qualification Information
Kenneth Jentas 119298
 Name
 Signature
 Registration Info. Permitguys.ca Inc. 110882

Title
Site Plan

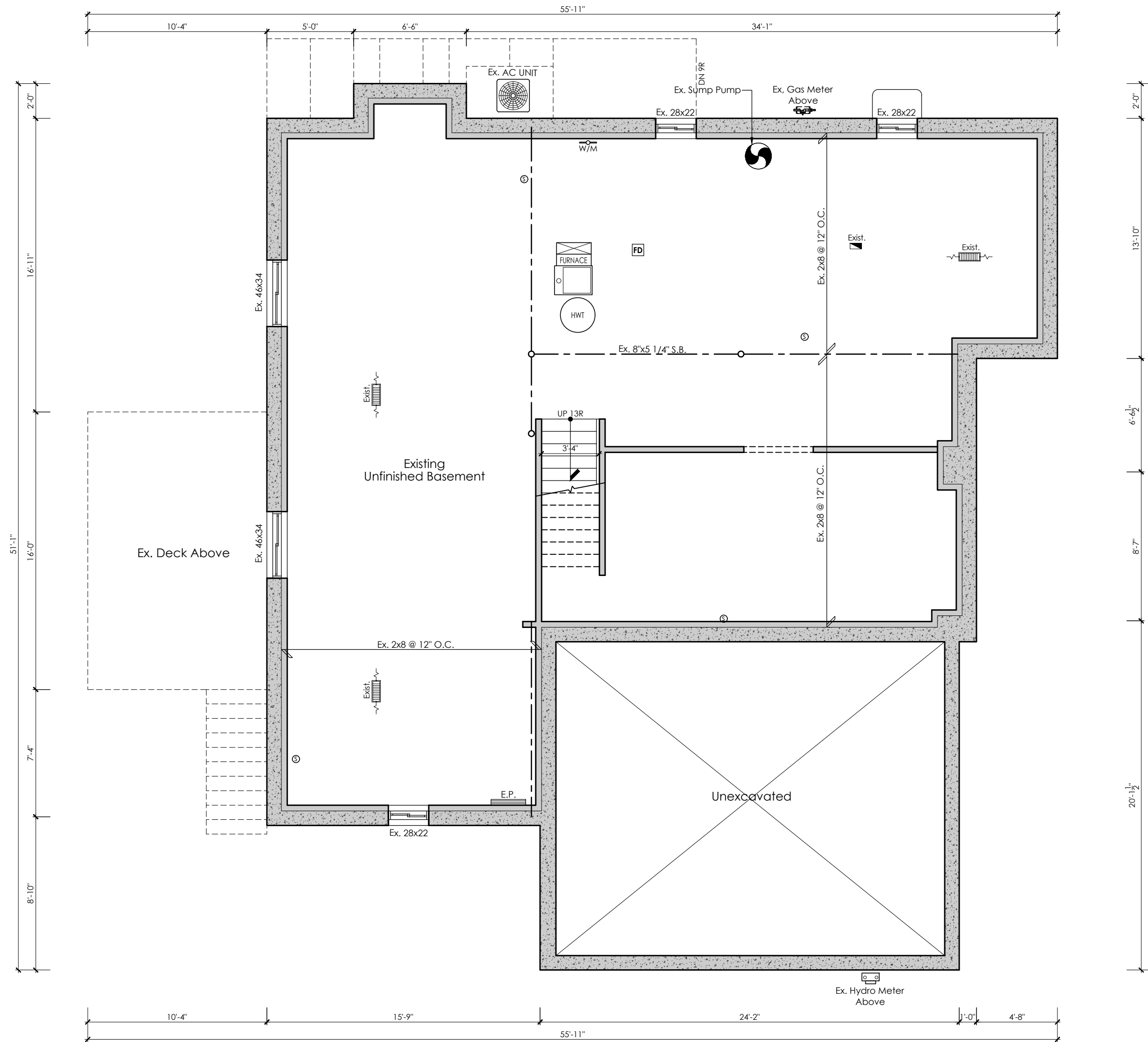
Project Name
1623 Ramshaw Cres

Project No. 22-168 Drawn By JB Checked By MZ Date 2026-04-02 Scale 3/32"=1'-0"

Municipality
Milton, ON
 Filename
 1623 RAMSHAW CRES_V19

Sheet No.
A1

Wall Legend	
	Walls to remain
	Proposed Wall
	Foundation Wall
	Walls to be removed
	Load Bearing Wall
	Fire Rated Wall



Existing Basement Floor Plan

MILTON
 TOWN OF MILTON
 DEVELOPMENT SERVICES
 RMD1'35 ZONE
 ZONING: REVIEWED FOR C of A
 sherrijamieson MAR 10, 2026
 ZONING OFFICER DATE



Wall Legend	
	Walls to remain
	Proposed Wall
	Foundation Wall
	Walls to be removed
	Load Bearing Wall
	Fire Rated Wall

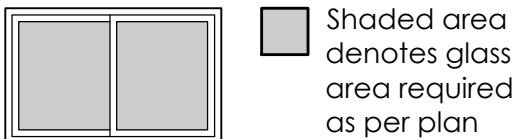
Ceiling Heights
Buildings < 5 YR: 6'-11" over entire floor, 6'-5" under beam/duct.
Buildings ≥ 5 YR: 6'-5" over all required room areas and any location normally used as means of egress

Duct Type Smoke Detector
 Must be installed in supply or return air duct system and will completely turn off fuel and electrical supply to the heating system upon activation if existing furnace serves both dwelling units

Interior Doors Between Dwellings
 20 min. permitted door fire protection rating (FPR) equipped w/ self-closing device

All interior existing and proposed doors to be 6'8" high unless otherwise noted.

Typ. Glass Area Calculation



Shaded area denotes glass area required as per plan

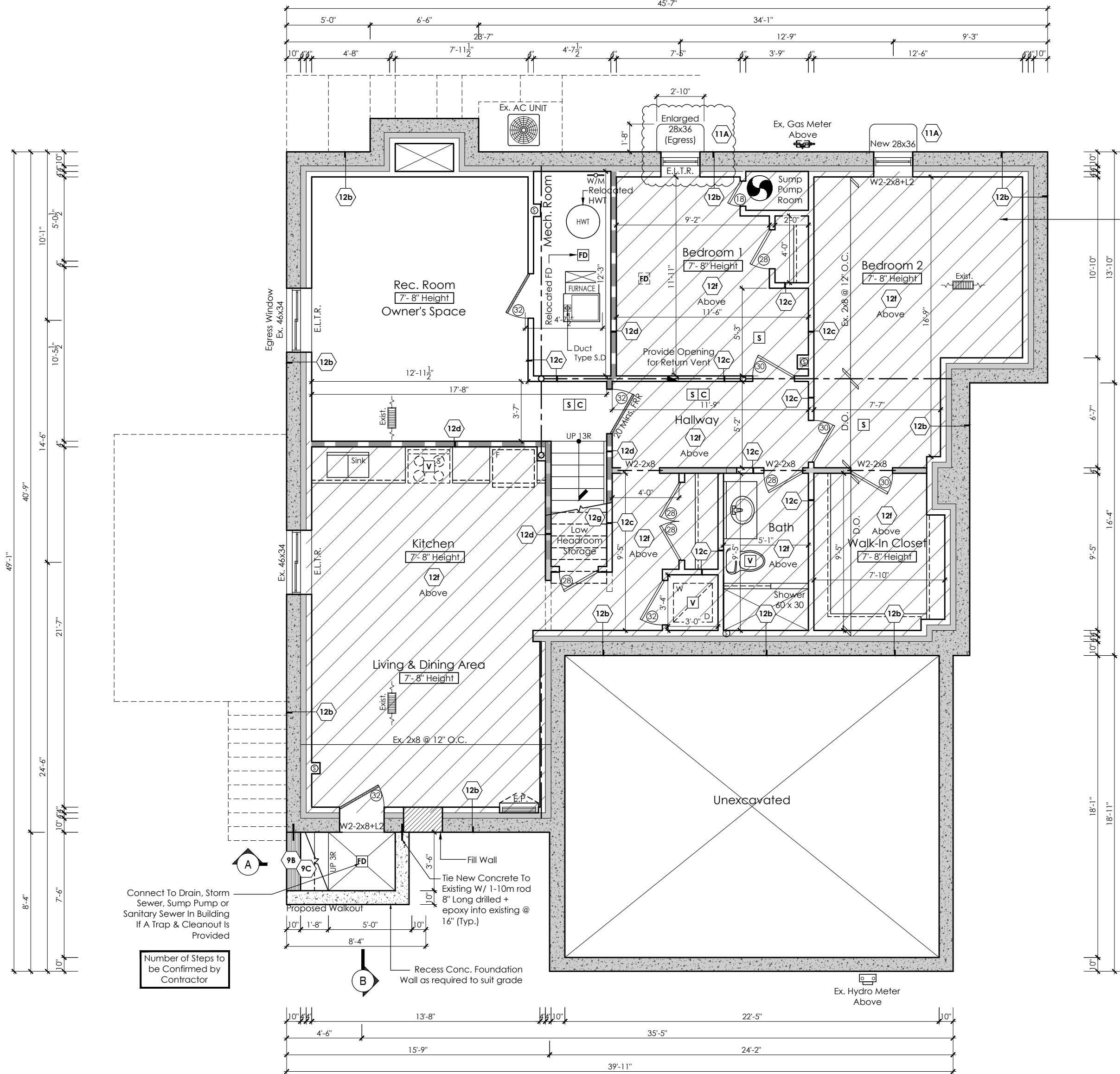
*Contractor to confirm w/ window manufacturer prior to installation

E.L.T.R - Existing Lintel to Remain

Smoke Alarm Note
 All Smoke Alarms to be Interconnected with strobe light

Construction Note
 All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.

Fill Wall Note
 Contractor to fill existing openings where specified on plans. To match existing conditions and OBC.



GLASS AREA CALCULATION				
PER O.B.C. TABLE 9.7.2.3				
Room	Room Area	Glass Area Req'd	Glass Area Provided	
Bedroom 1	116.80 sq.ft.	2.5%	2.9 sq.ft.	5.70 sq.ft.
	10.85 sq.m.		0.27 sq.m.	0.53 sq.m.
Bedroom 2	184.78 sq.ft.	2.5%	4.6 sq.ft.	5.70 sq.ft.
	17.17 sq.m.		0.43 sq.m.	0.53 sq.m.
Living/Dining/Kitchen	298.00 sq.ft.	5.0%	14.9 sq.ft.	18.20 sq.ft.
	27.69 sq.m.		1.38 sq.m.	1.69 sq.m.

Diagonal Hatch denotes extent of accessory apartment and pertaining fire rated ceiling finish as per hex note 12f (Refer to Construction Notes)

Proposed Basement Floor Plan

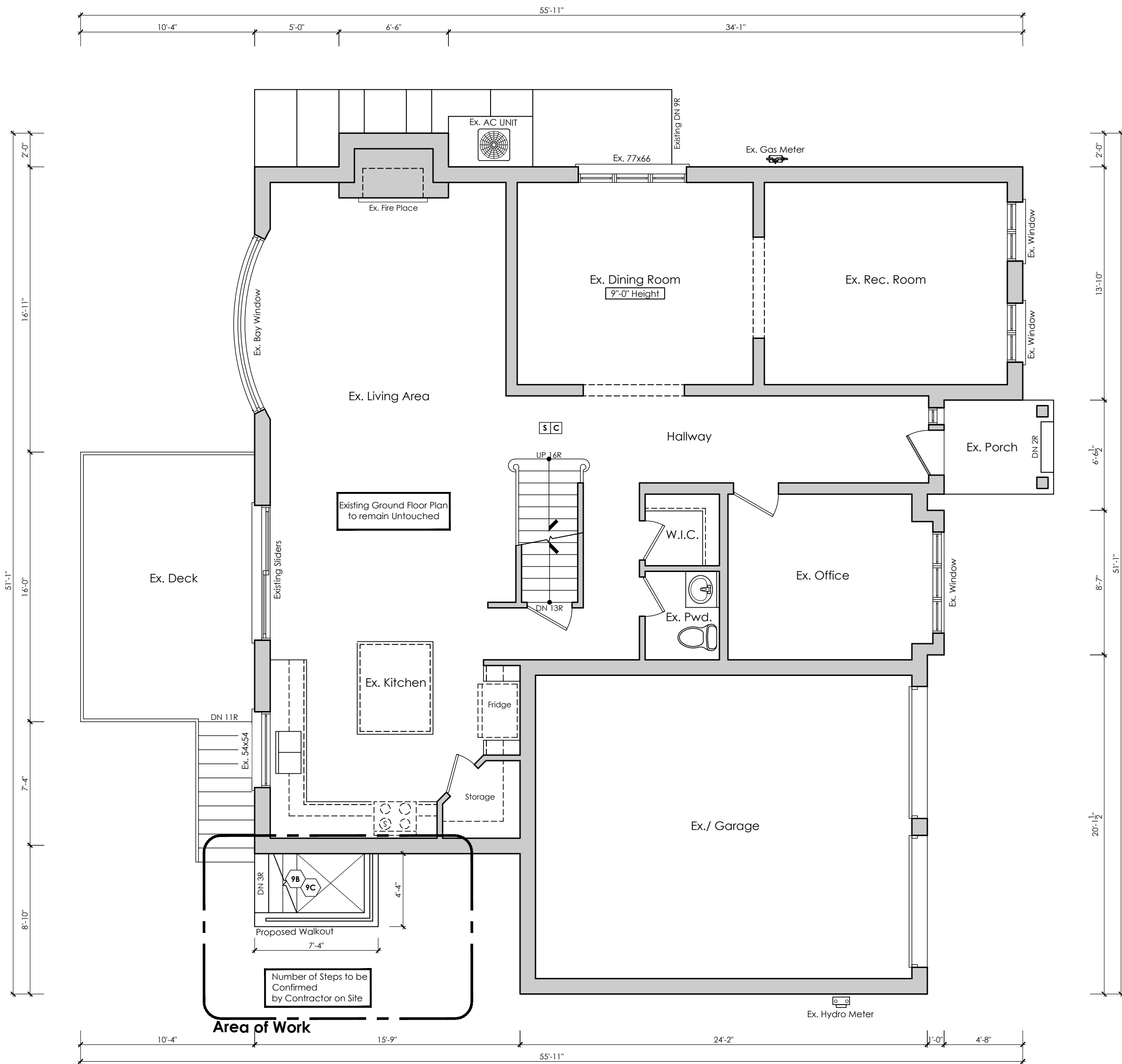


Wall Legend

- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall

Smoke Alarm Note
All Smoke Alarms to be Interconnected with strobe light

Construction Note
All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.









Proposed Ground Floor Plan

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1'35 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson MAR 10, 2026
ZONING OFFICER DATE

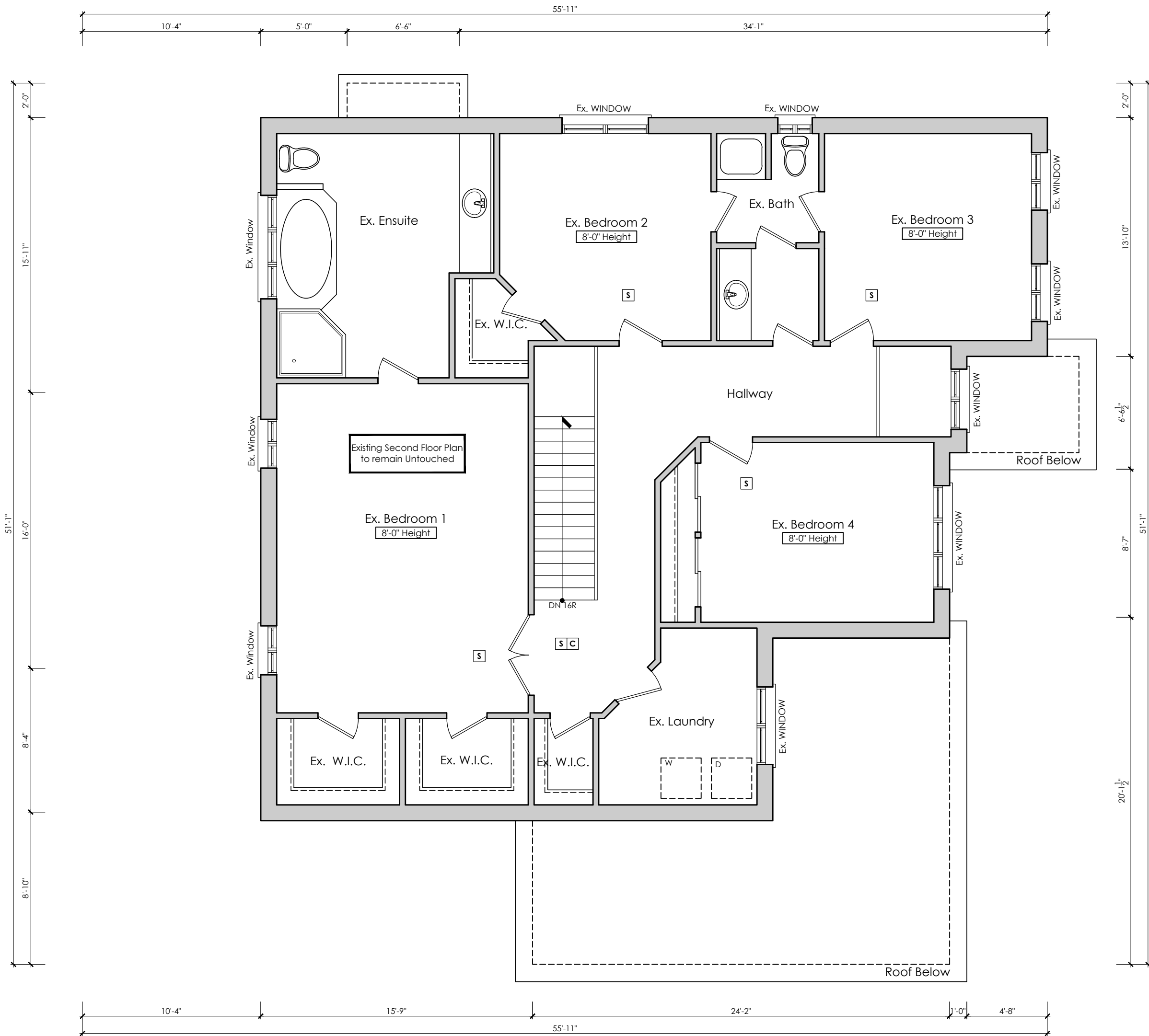


Wall Legend

-  Walls to remain
-  Proposed Wall
-  Foundation Wall
-  Walls to be removed
-  Load Bearing Wall
-  Fire Rated Wall

Smoke Alarm Note
All Smoke Alarms to be Interconnected with strobe light

Construction Note
All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.









MILTON TOWN OF MILTON DEVELOPMENT SERVICES RMD1'35 ZONE
 ZONING: REVIEWED FOR C of A
 sherrijamieson MAR 10, 2026
 ZONING OFFICER DATE

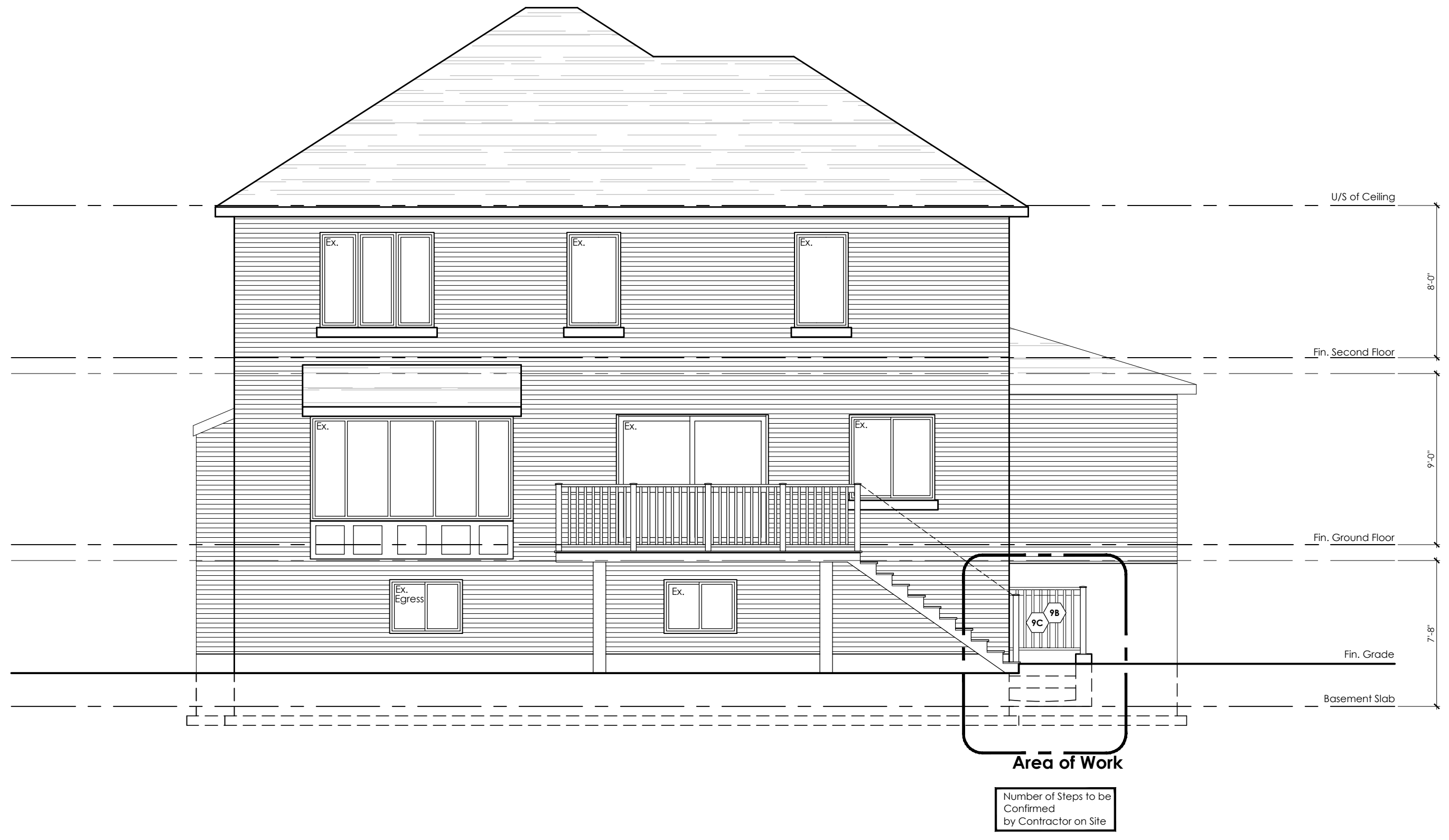


Proposed Second Floor Plan

Wall Legend

-  Walls to remain
-  Proposed Wall
-  Foundation Wall
-  Walls to be removed
-  Load Bearing Wall
-  Fire Rated Wall

Construction Note
 All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.









TOWN OF MILTON
 DEVELOPMENT SERVICES
 RMD1'35 ZONE
 ZONING: REVIEWED FOR C of A
 sherri.jamieson MAR 10, 2026
 ZONING OFFICER DATE



Proposed Rear Elevation

Wall Legend

-  Walls to remain
-  Proposed Wall
-  Foundation Wall
-  Walls to be removed
-  Load Bearing Wall
-  Fire Rated Wall

Construction Note
 All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.



Spatial Separation Calculations







Limiting Distance	1.40	m
Exposed Building Face	847.00	sq.ft
	78.69	sq.m
Permitted Glazing (%)	8	%
Permitted Glazing Area	68.000000	sq.ft
	6.32	sq.m
Actual Glazing (%)	7.08	%
	60	sq.ft
Actual Glazing Area	5.57	sq.m

TOWN OF MILTON
 DEVELOPMENT SERVICES
 RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
 sherri.jamieson MAR 10, 2026
 ZONING OFFICER DATE



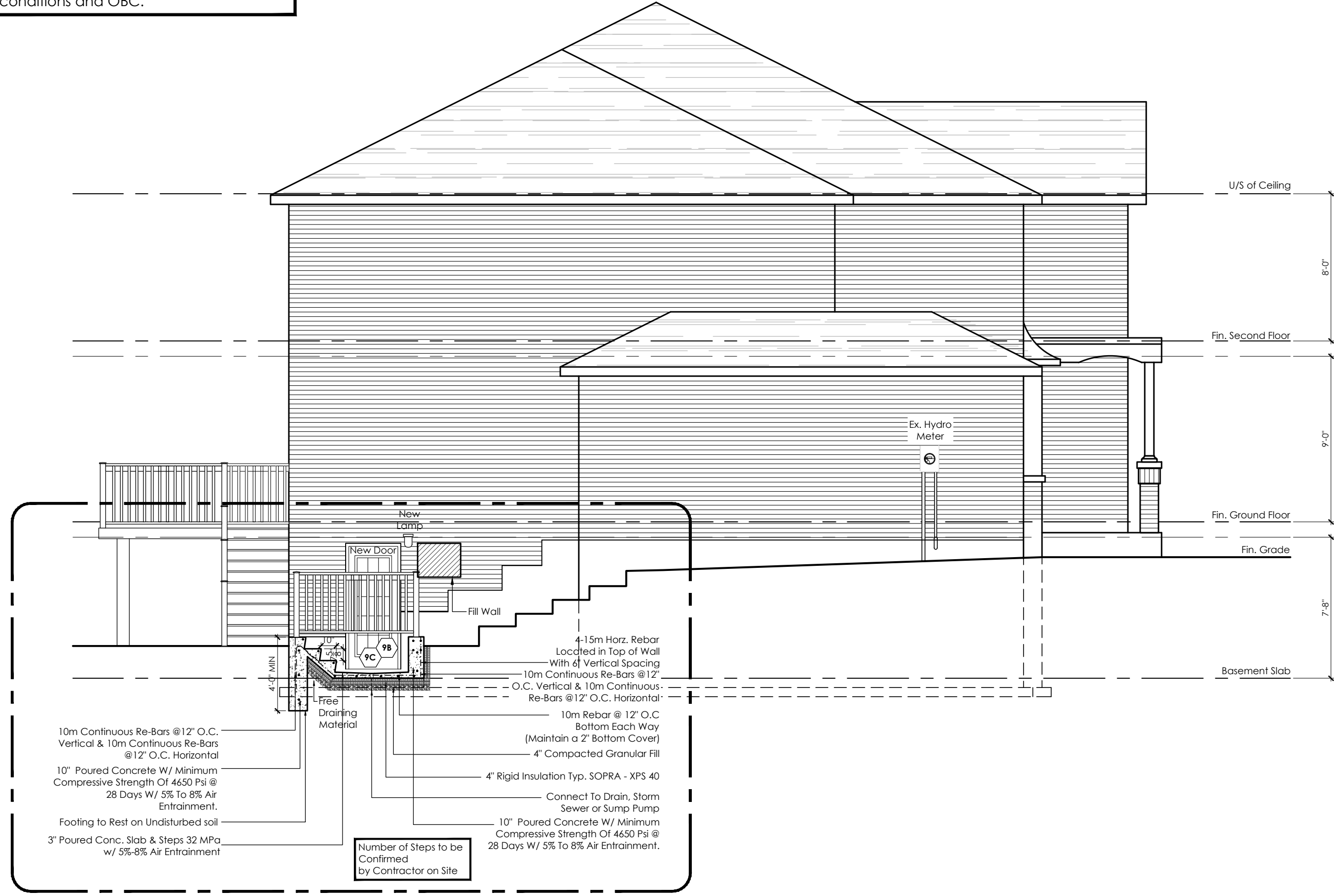
Proposed Right Elevation

Wall Legend

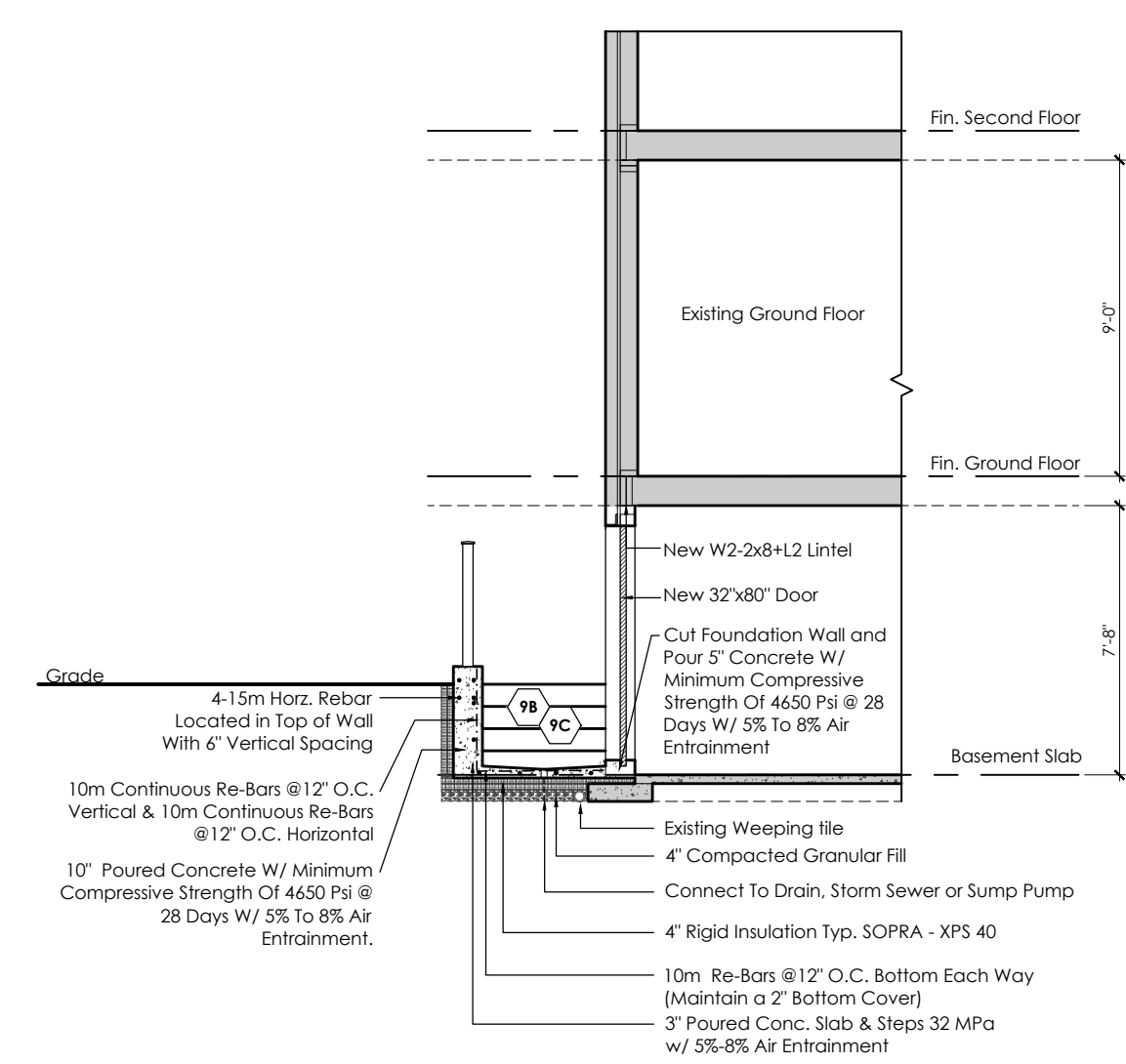
-  Walls to remain
-  Proposed Wall
-  Foundation Wall
-  Walls to be removed
-  Load Bearing Wall
-  Fire Rated Wall

Construction Note
All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.

Fill Wall Note
Contractor to fill existing openings where specified on plans. To match existing conditions and OBC.



Area of Work



Proposed Section B

MILTON TOWN OF MILTON DEVELOPMENT SERVICES RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
 sherri.jamieson MAR 10, 2026
 ZONING OFFICER DATE



Proposed Left Elevation & Section A

General Notes

General

- All drawings are the property of the Designer. The Designer retains copyright in these documents which may not be used for any other project without the written permission of the Designer.
- All work shall conform to the 2024 Ontario Building Code, Ontario regulation 163/24 and all amending regulations, the Ontario Health and Safety Act Regulations for construction projects and all requirements of authorities having jurisdiction over the site.
- Any and all changes and/or deviations from these drawings are to be noted on a set of "As Built" drawings maintained by the General Contractor or Project Manager.
- All dimensional information and grades shown on drawings must be verified on site and any discrepancies reported to the Designer prior to commencing work. Drawings must not be scaled.
- No responsibility is hereby assumed for details and information not contained in these drawings.
- All specifications and materials proposed by engineers shall be used in place of specifications and materials identified in Construction Notes.
- All manufactured items to be installed in accordance with manufacturers printed instructions. Submit all installation instructions to owner upon completion of job.
- The Construction shall be carried out in a manner that does not adversely affect the performance of the building with respect to fire safety, health, accessibility, structural sufficiency, and environmental separation, in accordance with the objectives and functional statements of the 2024 OBC.
- Unless the drawings are accompanied with a letter by the structural engineer, the engineer will not have performed a site visit to inspect existing conditions and the review is solely based on information provided by to the engineer by permitguys.ca. If site conditions do not match drawings, the structural engineer stamping the drawings is to be notified prior to construction.

Windows

- Windows in dwelling units shall comply with 2024 OBC 9.7.5.3. Resistance to Forced Entry for Windows
- A guard or a window with a maximum restricted opening width of 4" (100) is required where the top of the window sill is located less than 1'-7" (480) above fin, floor and the distance from the finished floor and the distance from the finished floor to the adjacent grade is greater than 5'-11" (1800). In accordance with 2024 OBC (9.8.8.1.)
- Windows in exit stairways that extend to less than 2'-11" (900) shall be protected by guards conforming to MMAH Guideline MGN 7.1.3. or the window shall be non-operable and designed to withstand the specified loads for balcony guards as provided in 2024 OBC 9.8.8.2

Doors

- Minimum Thermal Resistance of Doors (SB-12, 2.1.1.9.): Except for doors in enclosed unheated vestibules and cold cellars, and except for glazed portions of doors, all doors that separate heated space from unheated space shall have a thermal resistance of not less than RSI 0.7 where a storm door is not provided, in accordance with 2024 OBC Supplementry Standard SB-12, 2.1.1.9.
- Entrance doors to dwelling units shall comply with 2024 OBC 9.7.5.2. Resistance to Forced Entry for Doors.

Guards

- Guards are required where there is a difference in elevation of more than 600 mm between the walking surface and the adjacent surface. 9.8.8.1.
- Guards are not required for windows when the top surface of the window sill is located more than 480 mm above the finished floor on one side of the window, or the window is located in a room or space with the finished floor located less than 1800 mm above the floor or ground on the other side. 9.8.8.1.(2)
- In dwelling units, glazing installed over stairs, ramps and landings that extends to less than 900 mm above the surface of the treads, ramp or landing shall be protected by guards or non-openable and designed to withstand the specified lateral loads for guards as provided in 2024 OBC 4.1.5.14.
- Except as provided in Sentence (5), guards shall be designed to resist the specified loads prescribed in 2024 OBC Table 9.8.8.2.
- All guards within dwelling units shall be not less than 900 mm high. In accordance with 2024 OBC (9.8.8.3.(2))
- Exterior guards serving not more than one dwelling unit shall be not less than 900 mm high where the walking surface served by the guard is not more than 1 800 mm above the finished ground level. 9.8.8.(3)
- The height of guards shall be not less than 920 mm for required exit stairs, and 1 070 mm around landings. (9.8.8.3.(5))
- Openings through any required guard shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm. (9.8.8.5.)
- Guards shall be designed so that no member, attachment or opening located between 140 mm and 900 mm above the floor or walking surface protected by the guard will facilitate climbing. (9.8.8.6.)

Smoke Alarms (9.10.19)

- Smoke alarms conforming to ULC-S531 shall be installed shall be installed in conformance with CAN/ULC-S553. 9.10.19.3.(2).
- One smoke alarm shall be installed on each storey, including basements. Any storey of a dwelling unit containing sleeping rooms a smoke alarm shall be installed in each sleeping room and in a location between the sleeping rooms and the remainder of the storey. If the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway. 9.10.19.3.
- Smoke alarms shall be installed on or near the ceiling and shall have a visual signalling component conforming to 2024 OBC 9.10.19.3.(3) and (4).
- Smoke alarms shall be permanently connected to an electrical circuit and have no disconnect switch between the overcurrent device and the smoke alarm. In case the regular power supply to the smoke alarm. In case the regular power supply to the smoke alarm is interrupted, it shall be provided with a battery as an alternative power source that can continue to provide power for a period of not less than 7 days in the normal condition, followed by 4 min of alarm. Smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound. 9.10.19.4.

Carbon Monoxide Alarms (9.32.3.9.A)

- A carbon monoxide alarm shall be installed adjacent to each sleeping area in a dwelling unit. Carbon monoxide alarms shall be permanently connected to an electrical circuit and shall have no disconnect switch



80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

between the overcurrent device and the carbon monoxide alarm. The alarm shall be wired so that its activation will activate all carbon monoxide alarms within the dwelling and be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.

Excavation

- Every excavation shall be undertaken in such a manner to prevent damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction. (9.12.1.4.(1))
- The topsoil and vegetable matter in all unexcavated areas under a building shall be removed. (9.12.1.1.(1))
- The bottom of every excavation shall be free of all organic material. (9.12.1.1.(3))
- Material shall not be placed nor shall equipment be operated or placed in or adjacent to an excavation in a manner that may endanger the integrity of the excavation or its supports. (9.12.1.4.(2))
- Backfill shall be graded to prevent drainage towards the foundation after settling. (9.12.3.2.(1))
- Backfill within 600 mm of the foundation shall be free of deleterious debris and boulders larger than 250 mm diameter. (9.12.3.3.(1))

Drainage

- The building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties. (9.14.6.1.)
- Every window well shall be drained to the footing level or other suitable location. (9.14.6.2.)
- Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion. (9.26.18.2.)

Footings

- Footings shall rest on rock, undisturbed soil with min. bearing capacity of 75kPa, or compacted granular fill with min. bearing capacity of 150 kPa. (9.4.4.1.)
- Minimum footing width or area shall comply with Table 9.15.3.4.

Table 9.15.3.4. Minimum Footing Sizes

Floors Supported	Supporting Exterior Walls	Supporting Interior Walls	Footing Area for Columns
1	250mm	200mm	0.40m ²
2	350mm	350mm	0.75m ²
3	450mm	500mm	1.0m ²

- Increase exterior footing width by 65mm for each storey of brick veneer supported. (9.15.3.5.(1)(a))
- Footing thickness shall be not less than the greater of 100mm or the width of the projection of the footing beyond the supported element. (9.15.3.8.)

Foundation Walls

- The thickness of foundation walls made of solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2.A. for walls not exceeding 3.0m in unsupported height. (9.15.4.2.(1))

Table 9.15.4.2.A. Thickness of Solid Concrete Foundation Walls

Type	Thickness	Unsupported at Top	≤2.5m	Supported At Top >2.5m & ≤2.75m
15MPa	200mm	1.2m	2.15	2.15
15MPa	250mm	1.4m	2.3	2.6
15MPa	300mm	1.5m	2.3	2.6
20MPa	200mm	1.2m	2.3	2.2
20MPa	250mm	1.4m	2.3	2.6
20MPa	200mm	1.5m	2.3	2.6

- Foundation Wall for Continous Insulated Masonry Veneer Walls 9" (225mm) min. Thick foundation wall is required for masonry veneer finished exterior walls with continuous insulation condition, to provide min. bearing for sill plates, beams and floor joist as per 9.23.7.2., 9.23.8.1., & 9.23.9.1. of the O.B.C.
- Foundation Reduction in Thickness for Floor Joists Where the top of a foundation wall is reduced in thickness to permit the installation of floor joists, the reduced section shall be not more than 350 mm high and not less than 90 mm thick. (9.15.4.7.(1))
- Foundation Reduction in Thickness for Masonry Where the top of a foundation wall is reduced in thickness to permit the installation of a masonry exterior facing, the reduced section shall be not less than 90 mm thick, and tied to the facing material with metal ties conforming to Sentence 9.20.9.4.(3) spaced not more than 200 mm o.c. vertically, and 900 mm o.c. horizontally. The space between wall and facing shall be filled with mortar. (9.15.4.7.(2)(3))

Masonry Veneer Walls

- Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 150mm end bearing and shall bear on masonry, concrete or steel. (9.20.5.2.)
- Steel angle lintels supporting masonry veneer above openings shall conform to Table 9.20.5.2.B. (9.20.5.2.(3)). Refer to MCN 1.2.

General Requirements of Wood Frame Construction

- All lumber shall be spruce-pine-fir No. 1 & 2, and shall be identified by a grade stamp. (9.3.2.)
- Wood framing members that are supported on concrete in contact with the ground or fill shall be separated from the concrete by not less than 0.05 mm polyethylene film or Type S roll roofing. (9.23.2.3.)

Fasteners (9.23.3.)

- Nailing of framing shall conform to Table 9.23.3.4.
- Fastening of sheathing and subflooring shall conform to Table 9.23.3.5.

Notching and Drilling (9.23.5.)

- Holes in floor, roof and ceiling members to be not larger than 1/4 the actual depth of member and not less than 50mm from edges. (9.23.5.1.)
- Notches in floor, roof and ceiling framing members are to be located on the top of the member within half the joist depth from the edge of bearing and is not deeper than one-third the joist depth. (9.23.5.2.)
- Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 40mm if non-load bearing, unless the weakened studs are suitably reinforced. (9.23.5.3.)
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design. (9.23.5.4.)

Columns, Beams & Wood Lintels

- Beams shall have even and level bearing and shall have not less than 89

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Kenneth Jentas 119298
Name
Signature
Registration Info. Permitguys.ca Inc. 110882

- mm length of bearing at end supports, except as required in notes to Tables A-8 to A-11. (9.23.8.1.)
- Steel beams shall at least meet the requirements for Grade 350 W steel and shall be shop primed with rust-inhibitive paint Grade 350 W steel. (9.23.4.3.(2), 9.23.8.2.(1))
- Built-up wood beams shall conform to 9.23.8.3.
- Columns shall be centrally located on a footing (9.17.2.1)
- Steel pipe columns shall have a minimum outside diameter of 73mm and a minimum wall thickness of 4.76mm (9.17.3.1.(1))
- Wood columns shall be not less than 184 mm for round columns and 140mm by 140 mm for rectangular columns. (9.17.4.1.(2))
- Provide solid blocking the full width of the supported member under all concentrated loads.
- Spans and sizes of wood lintels shall conform to the spans shown in Tables A-15, where the spans of supported joists do not exceed 4.9m and where the span of trusses do not exceed 9.8m (9.23.12.3).
- All wood columns shall conform to 9.17, unless noted otherwise. Provide a built-up wood stud column equal to the width of the beam/girder truss under all beams/girder trusses, minimum unless noted otherwise. Continue all columns down to foundation or full bearing on beams. Block solid in joist spaces, typical.
- All lintels shall have 1 jack stud plus 1 king stud at each end unless noted otherwise.
- 11B. Lateral Support of Steel Beams: 3/4"x2" (19 mm by 38 mm) wood strips in contact with the top flange and nailed on both sides of the beam to the bottom of the joist supported.

Floor Joists

- Floor joists shall have not less than 183 mm in depth when the span exceeds 4.9m, Table A-1 in span Tables for Joists & Rafters (Supplementary Standard SB-7).
- Joists shall bear on a minimum 38mm by 89mm sill plate fixed to foundation with 12.7mm anchor bolts @ 2400mm o.c (9.23.7., 9.23.6.1.(2))
- Non-loadbearing walls parallel to the floor joists shall be supported by joists beneath the wall or on blocking between the joists. (9.23.9.8.(1))
- Loadbearing interior walls parallel to floor joists shall be supported by beams or walls of sufficient strength to transfer safely the design loads to vertical supports. (9.23.9.8.(4))
- Loadbearing interior walls at right angles to floor joists shall be located not more than 900 mm from the joist support when the wall does not support a floor, and not more than 600 mm from the joist support when the wall supports one or more floors. (9.23.9.8.(5))

Wall Studs (9.23.10.)

- Wall studs shall be continuous for the full storey height except at openings and shall not be spliced except by finger-jointing with a structural adhesive (9.23.10.4.)
- Corners and intersections shall be designed to provide adequate support for the vertical edges of interior finishes, sheathing and cladding materials, and in no instance shall exterior corners be framed with less than the equivalent of two studs. (9.23.10.5.(1))
- The number of studs in a wall directly below a girder truss or roof beam shall conform to Tables A-34 to A-37.
- The bottom plate in exterior walls shall not project more than one-third the plate width over the support. (9.23.11.2.(2))

Roof and Ceiling Framing (9.23.13.)

- Hip and valley rafters shall be not less than 50 mm greater in depth than the common rafters and not less than 38 mm thick, actual dimension (9.23.13.6.(1))
- 38x89 collar ties @ rafter spacing with 19x89 continuous brace at mid span if collar tie exceeds 2400mm in length (9.23.13.7.)

Heat Transfer, Air Leakage and Condensation Control

- All walls, ceilings and floors separating conditioned space from unconditioned space, the exterior air or the ground shall be, provided with, thermal insulation conforming to Subsection 9.25.2., an air barrier system conforming to Subsection 9.25.3., and a vapour barrier conforming to Subsection 9.25.4., and constructed in such a way that the properties and relative position of all materials conform to Subsection 9.25.5. (9.25.1.1.(2))
- Insulation and sealing of heating and ventilating ducts shall conform to Sections 9.32. and 9.33. 9.25.1.1.(3))
- All walls, ceilings and floors separating heated space from unheated space, the exterior air or the exterior soil shall be provided with thermal insulation in conformance with Section 12.2. to prevent moisture condensation on their room side during the winter and to ensure comfortable conditions for the occupants. (9.25.2.1.)
- Wall, ceiling and floor assemblies that separate conditioned spaces from unconditioned spaces or from the ground shall be constructed so as to include an air barrier system that will provide a continuous barrier to air leakage, from the interior of the building into wall, floor, attic or roof spaces sufficient to prevent excessive moisture condensation in such spaces during the heating season, and from the exterior inward sufficient to prevent moisture condensation on the room side during the heating season. The continuity of the air barrier system shall extend throughout the basement. (9.25.3.1.)
- Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier sufficient to prevent condensation in the wall spaces, floor spaces or attic or roof spaces. (9.25.4.1.(1))
- Insulation materials shall conform to CAN/ULC-S701 for polystyrene board, CAN/ULC-D705.1 for spray polyurethane foam, where applicable, 9.25.2.1.
- Attic hatch covers shall be insulated to the same level as the surrounding roof insulation and weatherstripped, Supplementary Standard SB-12.

Roofing

- Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 12mm into roof sheathing.
- Eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall. (9.26.5.1.(1))
- Eave protection is not required over unheated garages, carports, and porches, on roofs of asphalt shingles installed in accordance with Subsection 9.26.8 Asphalt Shingles on Slopes of Less Than 1 in 3., or on roofs with slopes of 1 in 1.5 or greater (9.26.5.1.(2))
- Asphalt Shingles on Slopes of Less Than 1 in 3 (4:12) shall conform to Section 9.26.8.
- Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 600mm wide. (9.26.4.3.(5))
- The intersection of shingle roofs and masonry walls or chimneys shall be protected with flashing shall conform to Section 9.26.4.4.

- The intersection of shingle roofs and walls clad with other than masonry shall be protected with flashing shall conform to Section 9.26.4.5.

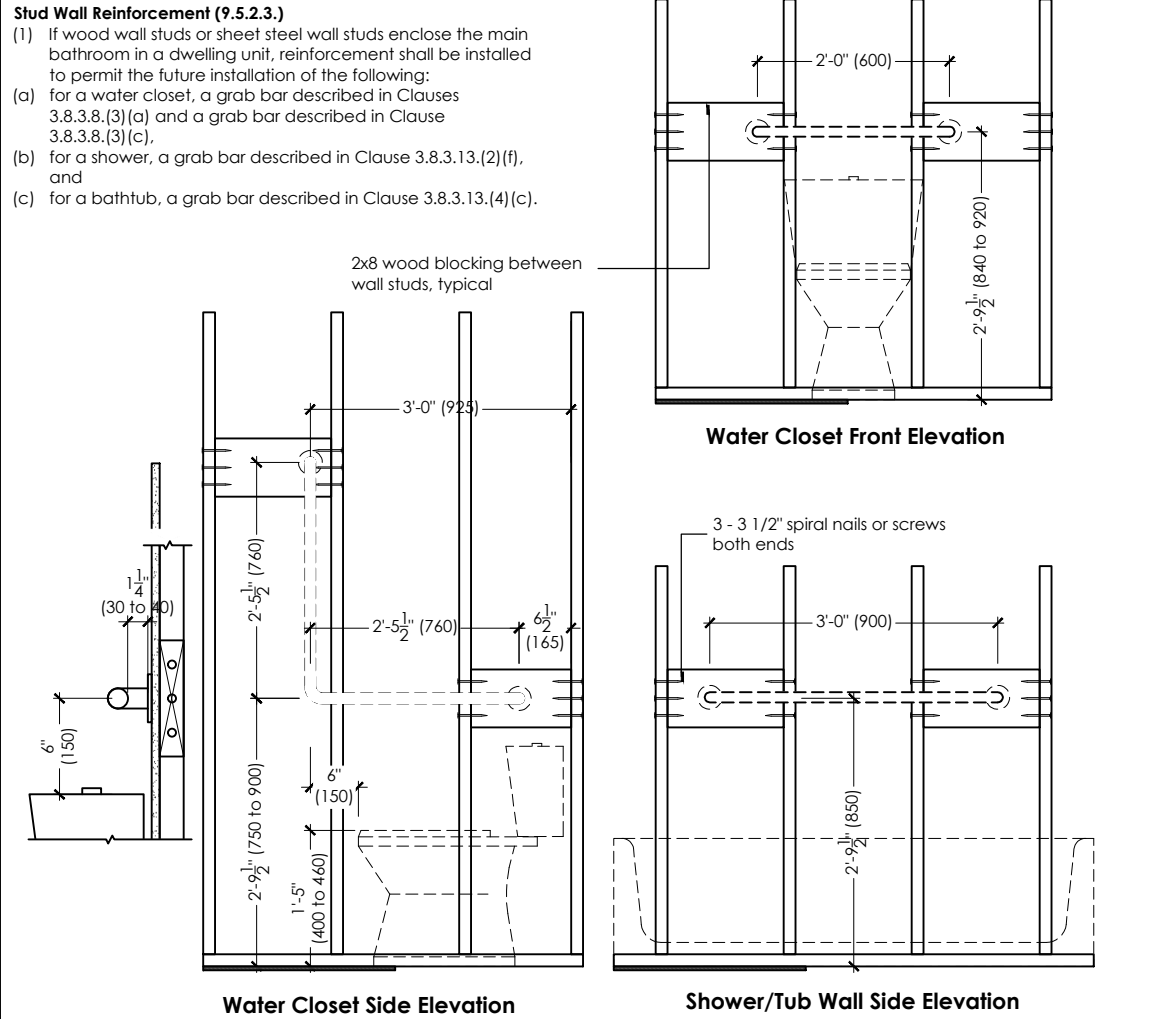
AF	Above finished floor	GALV	Galvanized
ALUM	Aluminum	GT	Girder truss
BFBM	Beam by floor manufacturer	GWB	Gypsum Wall Board
BBRM	Beam by roof manufacturer	HB	Hose bib
BBSSE	Beam by structural engineer	INSUL	Insulated or Insulation
BG	Fixed glass with black backing	INT	Interior
BM	Beam	JST	Joist
CLG	Ceiling	LVL	Laminated veneer lumber
CRF	Conventional roof framing	LSL	Laminated strand lumber
CMU	Concrete masonry unit	MAX	Maximum
COL	Column	MIN	Minimum
CONC	Concrete	MTL	Metal
CONT	Continuous	OBC	Ontario Building Code
CW	Complete with	OC	On center
DEMO	Demolish	OSB	Oriented strand board
DIM	Dimension	OTA	Open to above
DJ	Double joist	OTB	Open to below
DN	Down	PT	Pressure treated
DO	Do over	PTD	Paint or Painted
DR	Door	REQD	Required
DROP	Dropped	RM	Room
DS	Downspout	RT	Roof truss
DWG	Drawing	RWL	Rain water leader
EA	Each	SB	Solid bearing
EIFS	Exterior Insulated Finish System	SBFA	Solid bearing from above
ELEV	Elevation	SJ	Single joist
ENC	Enclosed	SPEC	Specified or Specification
ENG	Engineer or engineered	SPF	Spruce, pine, fir
EQ	Equal	STL	Steel
EST	Estimated	T&G	Tongue and groove
EXT	Exterior	TJ	Triple joist
FA	Flat arch	T/O	Top of
FD	Floor Drain	TYP	Typical
FG	Fixed glass	UNO	Unless noted otherwise
FL	Flush	U/S	Underside
FLR	Floor	WIC	Walk-in closet
GA	Gauge	WP	Weather proof

Electrical Symbols Legend

⊕	Receptacle	⊕	Receptacle: GFI	⊕	Light: Waterproof	⊕	Light: Ceiling Mounted	⊕	Light: Wall Mounted	⊕	Chandelier (ceiling Mounted)
⊕	Receptacle: Waterproof	⊕	Receptacle: Duplex 42"	⊕	Light: Pot Light	⊕	Light: Pull Chain	⊕	Cable	⊕	Electrical Panel
⊕	Receptacle: Heavy Duty 220v	⊕	Switch	⊕	Telephone	⊕	Switch: 3/4 Way	⊕	Ceiling Fan	⊕	Central Vacuum Outlet

Stud Wall Reinforcement (9.5.2.3.)

- If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
 - for a water closet, a grab bar described in Clauses 3.8.3.8.(3)(a) and a grab bar described in Clause 3.8.3.8.(3)(c),
 - for a shower, a grab bar described in Clause 3.8.3.13.(2)(f), and
 - for a bathtub, a grab bar described in Clause 3.8.3.13.(4)(c),



General Notes

Title
Project Name
1623 Ramshaw Cres
Project No. 22-168
Drawn By JB
Checked By MZ
Date 2026-04-02
Scale N/A

Municipality
Milton, ON
Filename
1623 RAMSHAW CRES_V19

Sheet No.
A11

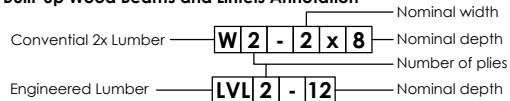
Construction Notes - Second Dwelling

Notes

1. **Minimum Thermal Performance Values for Building Components**
Construction Notes do not provide the required minimum thermal performance values of the building envelope component.

1. Annotation Conventions

1A. Built-up Wood Beams and Lintels Annotation



1B. Steel Lintels Annotation

Table 9.20.5.2.B. Max. Allowable Spans for Sill. Lintels Supporting Masonry Veneer

Label	Angle size (Vert. x Horiz. x Thick.)	90mm Brick	100mm Stone
L2	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L3	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)	8'-1" (2.48m)
L4	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-3" (3.08m)
L5	4 7/8" x 3 1/2" x 7/16" (127 x 89 x 11)	11'-5" (3.48m)	10'-8" (3.24m)
L6	4 7/8" x 3 1/2" x 17/32" (127 x 89 x 13)	11'-9" (3.59m)	10'-11" (3.33m)
L7	5 7/8" x 3 1/2" x 7/16" (152 x 89 x 11)	12'-4" (3.82m)	11'-7" (3.54m)
L8	5 7/8" x 3 1/2" x 17/32" (152 x 89 x 13)	13'-4" (4.07m)	12'-4" (3.77m)
L9	5 7/8" x 4" x 17/32" (152 x 102 x 13)	13'-6" (4.12m)	12'-6" (3.82m)
L10	7 1/8" x 4" x 7/16" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)
L11	7 1/8" x 4" x 17/32" (178 x 102 x 13)	15'-1" (4.59m)	13'-11" (4.25m)

1C. Legend

- Door width reference (inches)
- Floor drain
- Smoke alarm
- Construction note reference (Hex note)
- Mechanical ventilation (see 15-CN2)
- Exterior wall cladding and roofing flashing
- Carbon monoxide alarm

1D. Patterns

- Fire Rated Partition
- Proposed Interior walls
- Existing Walls to remain
- Existing Walls to be removed

2. Columns

2A. Adjustable steel column

3 1/2" (90) diameter x 0.188" (4.78) steel column. Adjustable steel columns shall conform to CAN/CSG-7.2m and have a maximum imposed design load of 8093 lb (36KN/8kip). Steel posts shall have minimum 4"x4"x1/4" (100x100x6.35) steel plates at top & bottom. Field weld basement column and steel beam connection. Column shall bear on the center of the concrete foundation wall below.

2B. Non-adjustable steel column

3 1/2" (90)Ø x 0.188" (4.78) non-adjustable steel column with 4"x4"x1/4" (100x100x6.35) steel top plate & 4"x4"x1/4" (100x100x6.35) steel bottom plate. Field weld basement column and steel beam connection. Column shall bear on the center of the concrete pad footing or directly on the concrete foundation wall below. For columns in stud walls provide 3 steel straps (24" from ends and at center of the column) welded to column and nailed to adjacent studs for lateral support.

2C. Built-up wood column on concrete footing

3-2"x6" (3-38x140) (unless otherwise noted) built-up wood column located at center of pad footing below. Column shall be mechanically fastened to the footing or embedded into concrete slab. Wood in contact with concrete shall be protected by 2 mil poly. Column shall be laterally supported at the top with a metal post to beam cap or similar method. Post shall be supported on a 24"x24"x12" (610x610x305) 15 MPa concrete pad footing or as noted on plan.

3. Wood studs and Interior Partitions

3A. Interior Stud Wall Construction

Bearing partitions shall be a minimum 2"x4" (38x89) @ 16" (406) o.c. for 2 storey and 12" (305) o.c. for 3 storey, non-bearing partitions 2"x4" (38x89) @ 24" (610) o.c. Provide 2"x4" (38x89) bottom plate and 2-2"x4" (2-38x89) top plate. 1/2" (12.7) int. drywall both sides of studs. Provide 2"x6" (38x140) studs where noted. Provide 2"x4" (38x89) @ 24" (610) o.c. ladder framing where walls intersect perpendicular to one another.

3B. Bearing Stud Wall in Basement

2"x4" (38x89) studs @ 16" (406) o.c., 2"x4" (38x89) or 2"x6" (38x140) sill plate on 6 mil poly., 1/2" (12.7) Ø x 8" (200) long anchor bolts embedded 4" (100) min. into conc. @ 7'-10" (2390) o.c. 4" (100) high conc. curb on conc. strip footing. For size of strip footing refer to MGN unless noted on plan. Add horiz. blocking at mid-height if wall is unfinished.

3C. Stud Wall Reinforcement for Barrier Free Design

If wood wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following: for a water closet, a grab bar described in Clauses 3.8.3.8.(3)(a) and a grab bar described in Clause 3.8.3.8.(3)(a); for a shower, a grab bar described in Clause 3.8.3.13.(2)(f) and for a bathtub, a grab bar described in Clause 3.8.3.13.(4)(c).

4. Exterior Masonry Veneer Walls

4A. Masonry Veneer Wall Construction at House

3 1/2" (90) brick veneer 1" (25) air space, 7/8"x7"x0.03" (22x180x0.76) galv. metal ties @ 16" (400) o.c. horiz. 24" (600) o.c. vertical bonding and fastening ties to conform with 9.20.9 on 2" rigid insulation (Codebord), on 7/16" exterior OSB sheathing, 2"x6" (38x140) studs @ 24" (610) o.c., insulation and 6 mil polyethylene vapour barrier with approved cont. air barrier. 1/2" (12.7) gypsum sheathing interior finish. Provide weep holes @ 32" (800) o.c. at bottom course and over openings. Provide base flashing up min. 6" (150) behind building paper (9.20.13.6.)

5. Exterior Siding Walls

5A. Siding Wall Construction at House

Siding material as per elevation attached to framing members, furring members or blocking between the framing members on continuous 2" rigid insulation (CABS) on 7/16" exterior OSB sheathing on 2"x6" (38x140) studs @ 24" (610) o.c., insulation, approved 6 mil poly. air/vapour barrier, on 1/2" (12.7) interior gypsum sheathing fin. (gypsum sheathing, rigid insulation, and fiberboard shall not be used for the attachment of siding per 9.23.16.3.(1))

6. Exterior Stucco Walls

6A. Stucco Wall Construction at House

Stucco finish conforming to section 9.28. and applied per manufacturers specifications over 1x3 wood strapping at 24" o/c tied to studs, over continuous 2" rigid insulation (CABS) on 7/16" exterior OSB sheathing on 2"x6" (38x140) spruce studs @ 24" (610) o.c., insulation, approved 6 mil. polyethylene vapour barrier, 1/2" (12.7) gypsum wallboard interior finish.

7. Floors and Ceilings

7A. Conventional Floor Joists

T&G subfloor on wood floor joists. Joists to be bridged with 2"x2" (38x38) cross bracing or solid blocking @ 6'-11" (2108) o.c. max. All joists to be strapped with 1"x3" (19x64) @ 6'-11" (2108) o.c. unless a panel type ceiling finish is applied.

7B. Engineered Floor Joists

Engineered floor joists will be installed per manufacturer's approved details and specifications.

7C. Header Construction at Foundation

Provide continuous approved air barrier (header wrap) under the sill plate, around the rim board and under the bottom plate. The header wrap shall extend 6" (152) below the top of foundation wall and will be sealed to the concrete foundation wall. Extend header wrap 6" (152) up the interior side of the stud wall and overlap with the vapour barrier and seal the joint. All edges/joints must be mechanically clamped.

7D. Exposed Ceiling to Exterior (Spray Foam Insulation)

Provide spray foam insulation, 6 mil polyethylene vapour barrier, 5/8" (15.9) gypsum sheathing interior finish or approved eq.

8. Beams and Lintels

8A. Steel Beam Bearing on Foundation Wall

Beam pocket or 8"x8" (200x200) poured conc. nib walls, min. bearing 3 1/2" (90).

8B. Beams bearing on Concrete Block Party Walls

12"x12"x5/8" (305x305x15.9) steel plate for steel beams and 12"x12"x1/2" (305x305x12.7) steel plate for wood beams bearing (min. 3-1/2" (89)) on conc. block party wall, anchored with 2-3/4" (2-19) x 8" (200) long galv. anchors within solid block course. Level w/ non-shrink grout.

9. Stairs, Ramps, Handrails and Guards

9A. Exterior and Garage Steps

Precast conc. step or wood step where not exposed to weather. Max rise 7-7/8" (200), min. tread 10" (255). For the required number of steps refer to siting and grading drawings. Exterior concrete stairs with more than 2 risers and 2 treads shall be provided with foundation as required by article 9.8.9.2. or shall be cantilevered as per subsection 9.8.10.

9B. Stairs, Ramps, Handrails and Landings (refer to MGN)

a. The clear height over stairs shall be measured vertically, over the clear width of the stair, from a straight line tangent to the tread and landing nosings to the lowest point above, and not less than 1 950 mm for stairs serving a single dwelling unit. (9.8.2.2.)
b. Rise, Run and Tread Depth for Rectangular Treads shall conform to Table 9.8.4.1.

Table 9.8.4.1. Rise, Run and Tread Depth for Rectangular Treads

Stair	All Steps		Rectangular Treads		Tread Depth	
	Max. Rise	Min. Rise	Max. Run	Min. Run	Max. Tread Depth	Min. Tread Depth
Private	200	125	355	210	355	255
Public	180	125	no limit	280	no limit	280

c. Angled treads in other than required exit stairs shall have an average run, which is measured as the horizontal nosing-to-nosing distance, of not less than 200 mm and a minimum run of 150 mm. (9.8.4.3.)
d. The height of handrails on stairs and ramps shall be not less than 865 mm, and not more than 965 mm. (9.8.7.4.(2))

9C. Guards

a. Guards are required where there is a difference in elevation of more than 24" (600 mm) between the walking surface and the adjacent surface.
b. Guards are not required for windows when the top surface of the window sill is located more than 19" (480 mm) above the finished floor on one side of the window, or the window is located in a room or space with the finished floor located less than 71" (1800 mm) above the floor or ground on the other side of the window.
c. In dwelling units, glazing installed over stairs, ramps and landings that extends to less than 35" (900 mm) above the surface of the treads, ramp or landing shall be protected by guards or non-openable and designed to withstand the specified lateral loads for guards as provided in Article 4.1.5.14.
d. Except as provided in Sentence (5), guards shall be designed to resist the specified loads prescribed in Table 9.8.8.2.
e. All guards within dwelling units shall be not less than 35" (900 mm) high. (9.8.8.3.(2))
f. Exterior guards serving not more than one dwelling unit shall be not less than 35" (900 mm) high where the walking surface served by the guard is not more than 71" (1800 mm) above the finished ground level.
g. The height of guards shall be not less than 36" (920 mm) for required exit stairs, and 42" (1070 mm) around landings. (9.8.8.3.(5))
h. Openings through any required guard shall be of a size that will prevent the passage of a spherical object having a diameter of 4" (100 mm). (9.8.8.5.)
i. Guards shall be designed so that no member, attachment or opening located between 6" and 35" (140 mm and 900 mm) above the floor or walking surface protected by the guard will facilitate climbing. (9.8.8.6.)

10. Ventilation

10A. Dryer Exhaust

Capped dryer exhaust vented to ext. conforming to part 6, obc 9.32.

10B. Exhaust Fan

Mechanical exhaust fan vented to exterior, to provide at least one air change per hour. (refer to General Notes)

10C. Furnace Venting

Direct vent furnace terminal min. 3'-0" (915) from a gas regulator. Min. 12" (305) above fin. grade, all openings, exhaust vents and intake vents. HRV intake to be a min. of 6'-0" (1830) from all exhaust vents. Refer to Gas Utilization Code.

10D. Cooking Appliance Exhaust Fan

Ductwork for cooking appliance exhaust fans shall, be of noncombustible, corrosion-resistant material and lead directly to the outdoors without connection to other exhaust fans or ducts. Ductwork for cooking appliance exhaust fans shall be equipped with a grease filter at the intake.

10E. Gas Fireplace Venting

Direct vent gas fireplace vent to be a min. 12" (305) from any opening and above fin. grade. Refer to Gas Utilization Code.

11. Other

11A. Window Wells

Where a window opens into a window well, a clearance of not less than 21 5/8" (550) shall be provided in front of the window. Every window well shall be drained to the footing level or other suitable location with a 4" (100) weeping tile c/w a filter cloth wrap and filled with crushed stone.

11B. Garage Door to House

Gas-Proof door and frame. Door equipped with self closing device and weather stripping. (9.10.9.16., 9.10.13.10., 9.10.13.15.)

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information
Kenneth Jentas 119298
Name
Signature
Registration Info. Permitguys.ca Inc. 110882

12. Details

12a. Ext. Insulated Wall

- Existing Foundation Wall
- Existing R12 Foundation Blanket w/ batt insulation c/w 6 mil poly vapour barrier

12b. Ext. Stud Insulated Wall

- Existing Foundation Wall
- Existing R12 batt insulation c/w 6 mil poly vapour barrier
- 2x3 or 2x4 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate
- 1/2" gypsum board int. finish

12c. Interior Partition wall (1-Sided or 2-Sided)

- 1/2" gypsum board int. finish (Not req'd for 1-Sided Interior Wall)
- 2x4 or 2x6 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate
- 1/2" gypsum board int. finish

12d. Interior Partition wall w/ 30 Min. F.R.R. w/ 32 STC (SB-3, W1c), OBC [11-CA:152]

- 1/2" gypsum board int. finish
- 2x4 or 2x6 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate
- Sound Insulation b/w stud cavity
- 1/2" gypsum board int. finish

12e. Bulkhead 1-Sided Wall w/ 30 Min. F.R.R. (SB-2)

- 2x4 or 2x6 @ 16" o/c wood studs
- Sound Insulation
- 1/2" Type 'X' Gypsum board

12f. Full Height Ceiling w/ 30 Min. F.R.R. w/ 50 STC (SB-3, F8D) OBC [11.5.1.1.C : C152]

- Floor Joists
- 6" Sound Insulation
- Resilient Channel @ 24" o/c
- 5/8" Type 'X' Gypsum board

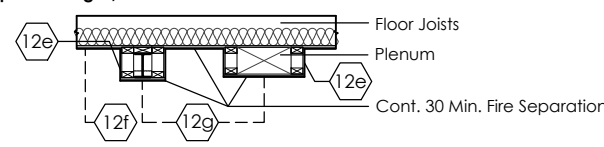
12g. Bulkhead/Stair Ceiling w/ 30 Min. F.R.R. (SB-2) OBC [11.5.1.1.C: C121/122]

- 1 Layers of 5/8" Type 'X' Gypsum board
- Note: No openings permitted this membrane only fire separation)

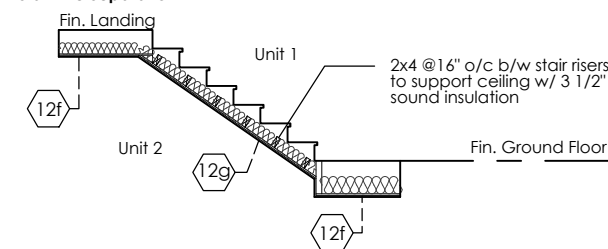
12h. Dropped Ceiling Below Fire Separation

- Fire separation ceiling as per 12f
- 6" Space for insulated exhaust ducts
- 2x4 @ 16" o/c ceiling framing
- 1/2" Gypsum board

12i. Dropped Ceiling w/ 30 Min. F.R.R.



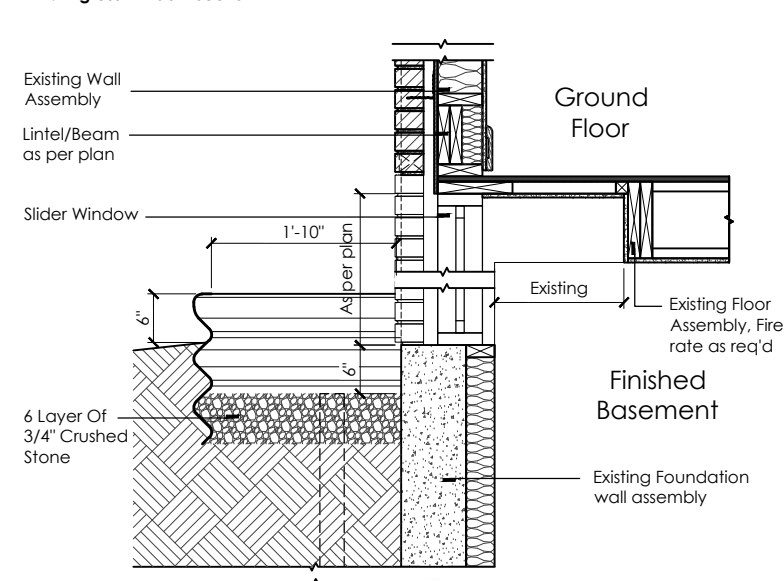
12j. Stair Fire Separation



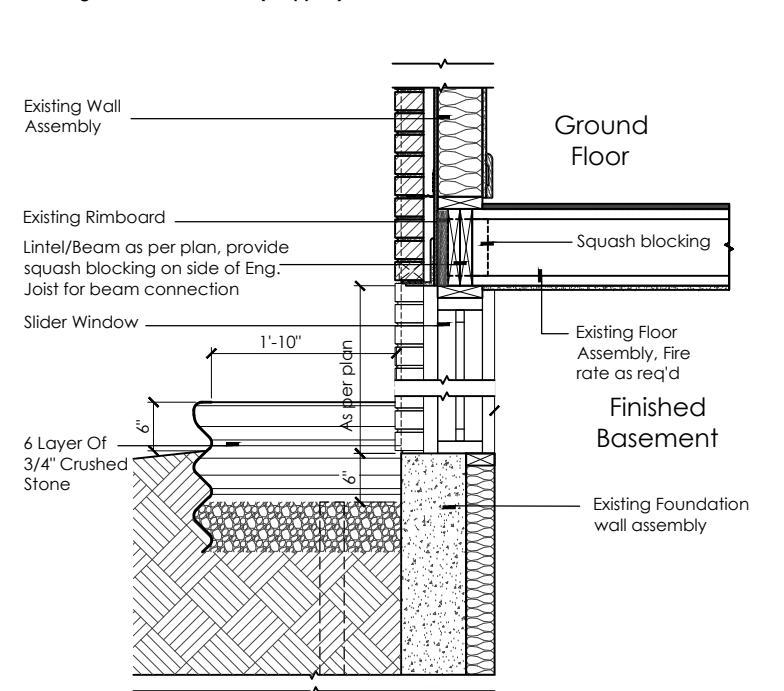
12k. Sliding Egress Window

- Clear opening to be min. 3.8 sq.ft.
- Actual Window size may vary, see plans & elevations.
- Egress requirements shall comply with O.B.C. 9.9.10

12k. Egress Window Section



12l. Egress Window Section (Dropped)





The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: April 30, 2026

File No: A26-012M

Subject: 352 Bergamot Avenue

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Noble Prime Solutions Ltd. and dated and stamped by Town Zoning on March 26, 2026.
2. THAT a Building Permit be obtained within two (2) years from the date of the decision.
3. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to permit:

- To allow one bay of a double car garage to have a minimum unobstructed length of 5.06m, whereas the Zoning By-law requires a double car garage to have a minimum unobstructed length of 6 metres, representing a decrease of 0.94 metres

The Subject Property, known municipally as 352 Bergamot Avenue, is located generally east of Tremaine Road and north of Britannia Road. Currently, the Subject Property is occupied by a 2-storey detached dwelling with an attached double-width garage. The applicant is seeking to construct an Additional Residential Unit (ARU) in the basement of the existing dwelling, with the primary entrance from an existing side door leading through the garage. The passageway for this primary entrance must satisfy Ontario Building Code requirements to have a fire-rated corridor. As the separated corridor will encroach into the garage, the applicant is seeking a variance to permit a reduced minimum length for one bay of the garage.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Official Plan Designation (including any applicable Secondary Plan designations)

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. Lands within the Urban Area designation are intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area by Schedule A - Urban Area Land Use Plan. Additionally, the Subject Property is within the Boyne Survey Secondary Plan, and is designated Residential Area by Schedule C.10.C.

Policy 8.2.1.1 establishes that within the Residential Area designation, the predominant use of land is intended to be a mix of low, medium, and high-density residential development. Policy C.10.5.1.1 of the Boyne Survey Secondary Plan provides similar direction for permitted uses within the Residential Area designation.

Policy 3.1.1.11 states that it is the policy of the Town to increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, and increase opportunities for affordable housing by permitting additional residential units (ARUs) in accordance with the policies of this Plan.

Policy 7.1.4.1 permits ARUs either within a detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot, subject to conformity with certain policies including:

- a. An ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- i. An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;
- k. An ARU must have no adverse effect on stormwater management systems;
- l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;

It is Staff's opinion that the proposal is in conformity with the Halton Region Official Plan and the Town of Milton Official Plan.



Zoning

The Subject Property is zoned Medium Density Residential 1, Exception 220 (RMD1*220) by Zoning By-law 016-2014. The RMD1 Zone permits a variety of low-rise residential uses, ranging from detached to quattroplex dwellings, and allows ARUs within detached dwellings. Zoning Exception 220 does not establish provisions relevant to the minor variance application.

Variance One: Section 4.2.2.1(v) states that the minimum internal dimensions of a double car garage shall be 5.5 metres wide by 6 metres long by 2.1 metres high, of which 5.5 metres wide by 5.3 metres long by 2.1 metres high shall be unobstructed area with the exception of one stair. The applicant is requesting to reduce the minimum unobstructed length of one garage bay to 5.06 metres, representing a decrease of 0.94 metres.

Consultation

Public Consultation

Notice for the hearing was provided in accordance with the Planning Act. As of the writing of this report on April 13, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

The application seeks to permit the reduction in the minimum unobstructed length of one garage bay, in order to accommodate the encroachment of a fire-rated corridor leading to a basement ARU. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

The intent of the Zoning By-law's minimum garage dimensions is to ensure garages have sufficient unobstructed space to accommodate vehicle parking. Although the proposed minor variance would reduce the unobstructed length of one garage bay, the Subject Property would still have capacity for three vehicular parking spaces (with one in the garage and two in the driveway). A minimum of two vehicular parking spaces are required for a detached dwelling with one ARU. As sufficient parking will remain available on the Subject Property, the proposed variance maintains the intent of the Zoning By-law.

Local, Regional, and Provincial planning policies encourage the introduction of ARUs, particularly within Milton's urban area. The application is desirable and maintains the intent of the Official Plan by facilitating the creation of an ARU which conforms to all criteria of policy 7.1.4.1. Specifically, policy 7.1.4.1(m) states that safe access to an ARU must be ensured by meeting fire and emergency service requirements. The proposed variance will allow for a fire-rated corridor



Consultation

leading to the ARU, which is necessary to ensure fire safety for both the primary and secondary dwelling units.

Lastly, the proposed variance is minor in nature as it will be fully internal to the dwelling, with no impact on surrounding properties or on the functionality of the Subject Property. Planning staff are of the opinion that the application is minor, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate use of the land, building, or structure.

Respectfully submitted,

Olivia Hayes

Planner, Development Review

For questions, please contact:

Olivia.Hayes@Milton.ca

Phone: Ext. 2454

Attachments

Figure 1 – Site Plan

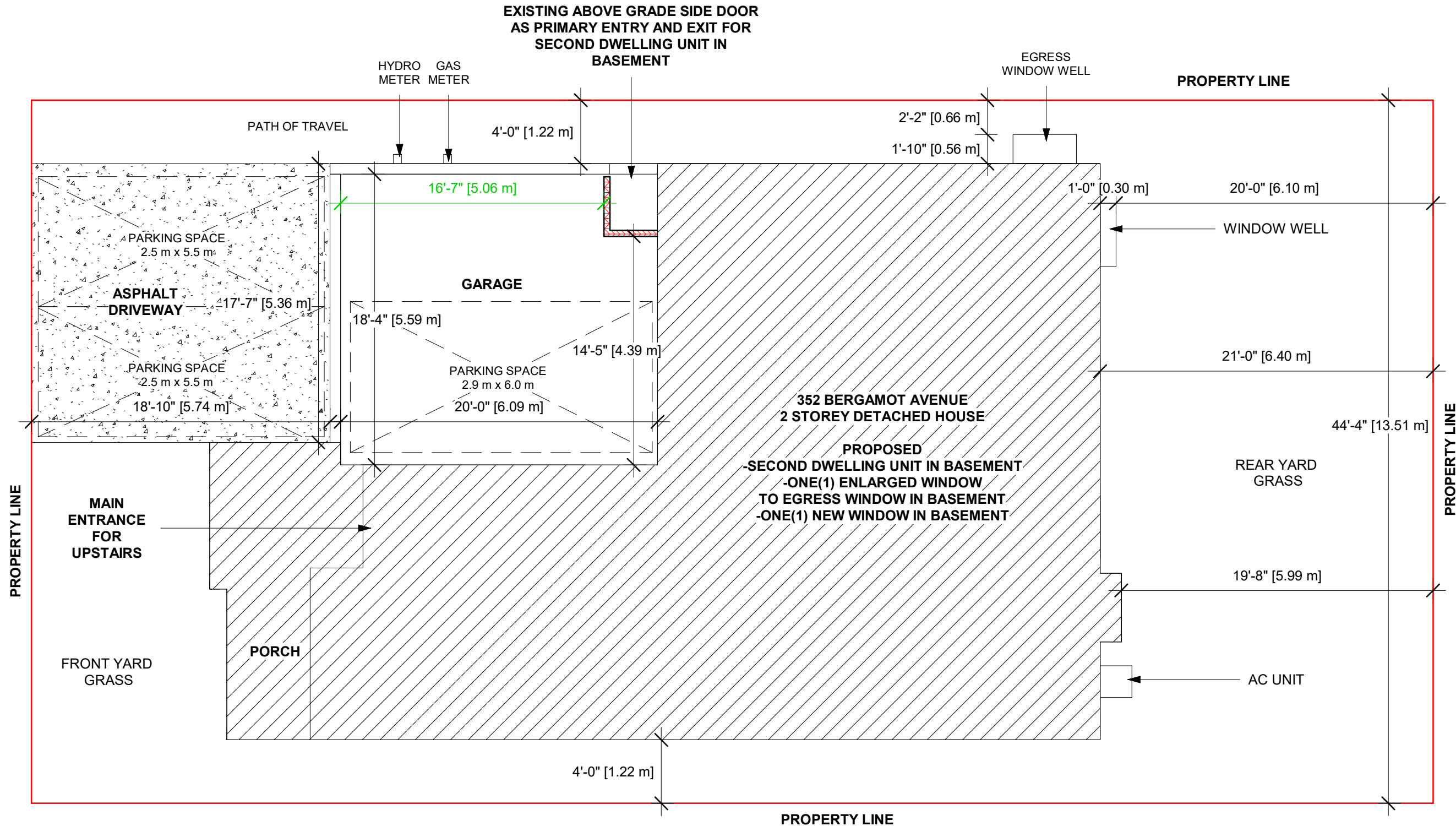
MINOR VARIANCE

**-TO PERMIT A MINIMUM SIZE OF DOUBLE CAR GARAGE OF 5.5m(W) X 5.06m(L),
WHEREAS THE ZONING BY LAW REQUIRES A DOUBLE CAR GARAGE TO BE A
MINIMUM SIZE OF 5.5m(W) X 6.0m(L).**

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*220 ZONE
ZONING: REVIEWED FOR C of A
yaseen.albarim MAR 26, 2026
ZONING OFFICER DATE

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

SITE PLAN



The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer
QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
<i>Tanvir Rai</i>	
FIRM	BCIN
Noble Prime Solutions Ltd	118716

MAR 06/26	
01 ISSUED FOR VARIANCE	MAR 06/26

ADDRESS:
352 BERGAMOT AVE,
MILTON, ON

DRAWN BY: PS	CHECKED BY: TR
PROJECT NUMBER: 26R-32869	

NOBLE PRIME SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800

DATE: MAR 06/26	DWG No: A-1
SCALE: 1 : 80	



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: April 30, 2026

File No: A26-019M

Subject: 529 White Drive

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Alana + Kelly Design Co. and dated and stamped by Town Zoning on April 23, 2026.
2. THAT a Building Permit be obtained within two (2) years from the date of the decision.
3. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Permit a lot coverage of 32%, whereas a maximum lot coverage of 30% is allowed, representing an increase of 2%

The Subject Property, known municipally as 529 White Drive, is located generally north of Derry Road and west of Thompson Road. Currently, the Subject Property is occupied by a one-storey detached dwelling with an attached garage and a pool in the rear yard. The application seeks to facilitate a renovation and addition to the existing dwelling, including a slight expansion of the building footprint, the expansion of the front yard covered porch, and the addition of a new covered porch in the northern interior side yard. To facilitate the proposed design, the application seeks to increase to the maximum permitted lot coverage. Planning staff have no concerns with the proposed minor variance.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan



Official Plan Designation (including any applicable Secondary Plan designations)

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. Lands within the Urban Area are intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area by Schedule A - Urban Area Land Use Plan, and is located within a Mature Neighbourhood Area.

Policy 8.2.1.1 establishes that within the Residential Area, lands are predominantly intended for a mix of low, medium, and high-density residential uses.

Policy 8.2.5.1 states that proposed development in the form of new housing, replacement housing, and additions and alterations within Mature Neighbourhood Areas may be permitted provided they are compatible and respectful of the character of the neighbourhood by incorporating scale, massing, building height, and other characteristics that are prevalent in the Mature Neighbourhood Area.

Policy 8.2.5.2 directs that proposed development should be generally consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area. Landscaping and fencing are encouraged to maintain established aesthetics and privacy.

It is Staff's opinion that the proposal is in conformity with the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning

The Subject Property is zoned Low Density Residential 7, Exception 310 (RLD7*310) by Zoning By-law 016-2014, and is within a Mature Neighbourhood Area. The RLD7 Zone permits a range of low-rise residential uses, including detached, duplex, and semi-detached dwellings. Zoning Exception 310 does not establish provisions relevant to the application.

Variance One: Table 6B-2(*2) and Table 6B-2(l) permits a maximum lot coverage of 30% for lots with an area less than 660 square metres. The Zoning by-law permits covered porches to exceed this maximum lot coverage by 1.5%, provided there is no gross floor area or amenity area above. The application seeks to permit a maximum lot coverage of 32%, resulting in an increase of 2%.

Consultation

Public Consultation



Consultation

Notice for the applicable hearing was provided in accordance with the Planning Act. As of the writing of this report on April 13, 2026, staff have not received any comments on the application from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

The application seeks a slight increase in the permitted lot coverage to facilitate an addition to the existing detached dwelling. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

The intent of the maximum lot coverage imposed by the Zoning By-law is to prevent overdevelopment of residential properties, and to ensure sufficient open space for yards. The requested minor variance is minor, and the application respects all minimum setbacks and maximum height provisions of the Zoning By-law. As such, the application maintains the intent of the Zoning By-law and does not result in overdevelopment.

While the proposed development will result in a total lot coverage of 33.12%, the application requests a maximum lot coverage of 32% to account for the 1.5% overage permitted for covered porches.

Similarly, the application maintains the general intent of the Official Plan. The proposed addition will remain consistent with the scale, massing, building height, building separations, and setbacks prevalent in the surrounding neighbourhood, as called for within Mature Neighbourhood Areas. In addition, the application will facilitate the residential use intended for the Subject Property.

Given the minor increase in the proposed lot coverage, Planning staff do not anticipate negative impacts on adjacent properties. Further, the proposed minor variance is desirable, as it will allow for a functional and reasonable addition to the existing dwelling. The requested variance will also allow for additional covered porch space, providing outdoor amenity area and adding visual interest to the exterior of the dwelling.

Staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate development or use of the land, building or structure.

Respectfully submitted,



The Corporation of the Town of Milton

File #:
A26-019M
Page 4 of 4

Olivia Hayes

Planner, Development Review

For questions, please contact:

Olivia.Hayes@Milton.ca

Phone: Ext. 2454

Attachments
Figure 1 - Site Plan
Figure 2 - Architectural Plans



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

SITE PLAN

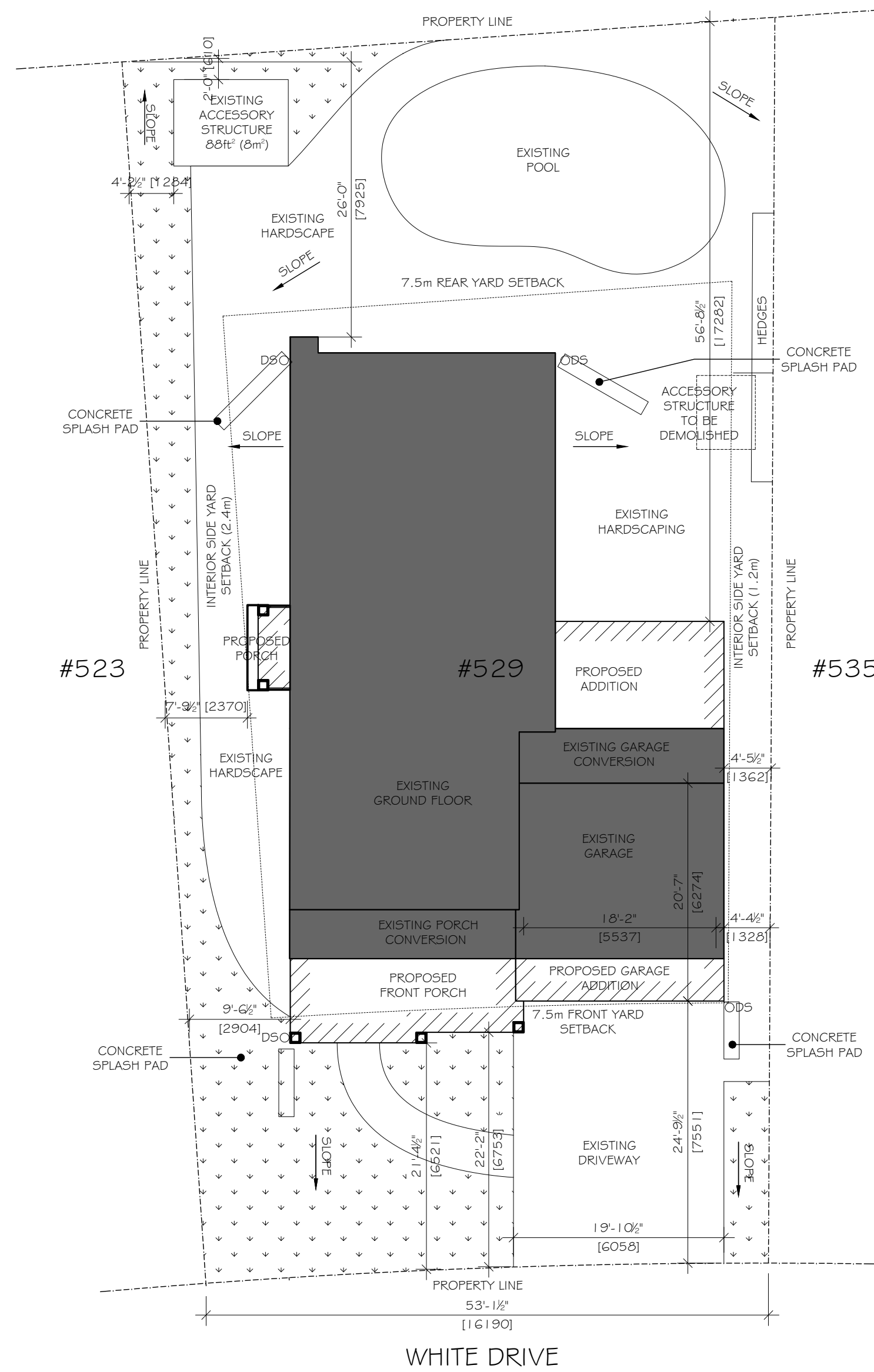
SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

DRAWING #:

0.00



SITE STATS BREAKDOWN

ADDRESS:	529 WHITE DRIVE, MILTON
DESIGNATED ZONING:	RESIDENTIAL LOW DENSITY (RLD7*310)
LOT AREA:	621.06 m ² 6,685.00 ft ²

ZONING INFORMATION

	PERMITTED	PROPOSED
FRONTAGE (MIN.)	15.00 m (49.2 ft)	16.2 m (53.1 ft)
FRONT YARD SETBACK	7.50 m (24.6 ft)	7.6 m (24.9 ft)
REAR YARD SETBACK	7.50 m (24.6 ft)	7.9 m (25.9 ft)
SIDE YARD SETBACK (INTERIOR)	1.20 m (3.9 ft)	1.33 m (4.4 ft)
SIDE YARD SETBACK (EXTERIOR)	2.40 m (7.9 ft)	2.9 m (9.5 ft)
BUILDING HEIGHT (MAX.)	9.50 m (31.2 ft)	7.30 m (24.0 ft)

LOT COVERAGE (MAX.)

	PERMITTED LOT COVERAGE:	PROPOSED LOT COVERAGE
	30%	186 m ² (2,006 ft ²)
GROUND FLOOR - EXISTING		166 m ² (1,785 ft ²)
GROUND FLOOR - ADDITION		15 m ² (162 ft ²)
PROPOSED FRONT PORCH		15 m ² (163 ft ²)
PROPOSED SIDE PORCH		2 m ² (25 ft ²)
PROPOSED GARAGE		7 m ² (79 ft ²)
PROPOSED TOTAL:	33.12%	206 m ² (2,214 ft ²)

LANDSCAPED OPEN SPACE (MIN.)

	MIN. PERMITTED LANDSCAPING:	PROPOSED LANDSCAPED OPEN SPACE
	30%	186 m ² (2,006 ft ²)
LOT AREA		621 m ² (6,685 ft ²)
HOUSE AREA	33%	206 m ² (2,214 ft ²)
ACCESSORY STRUCTURES	1.30%	8 m ² (85 ft ²)
MIN. PROPOSED LANDSCAPING:	64%	407 m ² (4,384 ft ²)

51% - pool excluded from open landscaped area



1 SITE PLAN
0.00 3/32" = 1'-0" APR 22/2026

PRELIMINARY- FOR REVIEW

THOMSON RESIDENCE

ARCHITECTURAL DESIGN PACKAGE

529 WHITE DRIVE, MILTON

DRAWING LIST:	
0.00	SITE PLAN
1.00	LOWER LEVEL PLAN
2.00	MAIN LEVEL PLAN
3.00A	UPPER LEVEL PLAN OPT. A
3.00B	UPPER LEVEL PLAN OPT. B


ALANA + KELLY
 DESIGN CO.
ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN
ALANA + KELLY DESIGN CO.
 ALANA NIELSEN
 (905)-873-4993
 INFO@ALANAKELLYDESIGN.CA

GENERAL NOTES	
ALL DRAWINGS ARE THE PROPERTY OF ALANA + KELLY DESIGN CO. LTD. THE DESIGNER RETAINS COPYRIGHT IN THESE DOCUMENTS WHICH MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT.	
1. ALL DRAWINGS & CONSTRUCTION TO BE DONE IN ACCORDANCE WITH: a. THE ONTARIO BUILDING CODE (LATEST EDITIONS) b. APPLICABLE LAW (AS DEFINED IN THE ONTARIO BUILDING CODE) c. THE ONTARIO HEALTH & SAFETY ACT: REGULATIONS FOR CONSTRUCTION PROJECTS d. ALL AUTHORITIES HAVING JURISDICTION OVER THE SITE	
2. ALL DIMENSIONS & GRADES ON DRAWINGS TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER.	
3. DRAWINGS ARE TO BE READ AND NOT SCALED.	
4. ANY VARIANCE FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTION SHALL BE THEIR SOLE RESPONSIBILITY.	
5. REFER TO INTERIOR DESIGN DRAWINGS, MECHANICAL DRAWINGS AND ALL SPECIFICATIONS/SHOP DRAWINGS INCLUDED AND DISCUSSED HEREIN AS ATTACHED.	

PROJECT STATISTICS	
GROSS FLOOR AREA - EXISTING	= 3,158ft ²
- EXISTING BASEMENT	= 1,374ft ²
- EXISTING GROUND FLOOR	= 1,784ft ²
- EXISTING SECOND FLOOR	= 0ft ²
GROSS FLOOR AREA - PROPOSED (A)	= 1,078ft ²
- PROPOSED BASEMENT	= 0ft ²
- PROPOSED GROUND FLOOR	= 162ft ²
- PROPOSED SECOND FLOOR (A)	= 916ft ²
- PROPOSED SECOND FLOOR (B)	= 805ft ²



ADDITIONS TO EXISTING BUILDINGS 3.1.1.11	
COMPONENT	ADDITIONS
CEILING WITH ATTIC SPACE ⁽¹⁾	10.56 (R60)
MIN.RSI-VALUE (R-VALUE)	
CEILING W/O ATTIC SPACE ⁽¹⁾	5.46 (R31)
MIN.RSI-VALUE (R-VALUE)	
EXPOSED FLOOR ⁽¹⁾	5.46 (R31)
MIN.RSI-VALUE (R-VALUE)	
WALLS ABOVE GRADE ⁽¹⁾	3.34+0.88ci (R19+5ci)
MIN.RSI-VALUE (R-VALUE)	
BASEMENT WALLS ⁽¹⁾	3.52 ci (R20 ci)
MIN.RSI-VALUE (R-VALUE)	
EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 7/8") BELOW GRADE	1.76 (R10)
MIN.RSI-VALUE (R-VALUE) ⁽¹⁾	
HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm (23 7/8") BELOW GRADE	1.76 (R10)
MIN.RSI-VALUE (R-VALUE) ⁽¹⁾	
WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE (W/m ² *K) ⁽²⁾	1.6

NOTES:
 1. THE VALUES LISTED ARE MINIMUM RSI-VALUES FOR THERMAL INSULATION COMPONENT ONLY. RSI-VALUES EXPRESSED IN (m²*K)/W
 2. U-VALUES IS THE OVERALL COEFFICIENT OF HEAT TRANSFER EXPRESSED IN W/m²*K
 3. THE BUILDING NEED NOT CONFORM TO MINIMUM EFFICIENCY REQUIREMENTS FOR HRV'S, DOMESTIC HOT WATER HEATERS & SPACE HEATING EQUIPMENT REQUIRED IN ARTICLE 2.1.1.2. OR 2.1.1.3.




ALANA + KELLY
 DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
 Georgetown, ON
 L7G 4K1
 Office: 905-873-4993
 Email: info@alanakellydesign.ca
 www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:
THOMSON RESIDENCE
 529 White Drive
 Milton, Ontario

DRAWING:
COVER PAGE

SCALE: AS NOTED

REVISIONS:		
NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

DRAWING #:
COVER PAGE

PRELIMINARY- FOR REVIEW



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

SITE PLAN

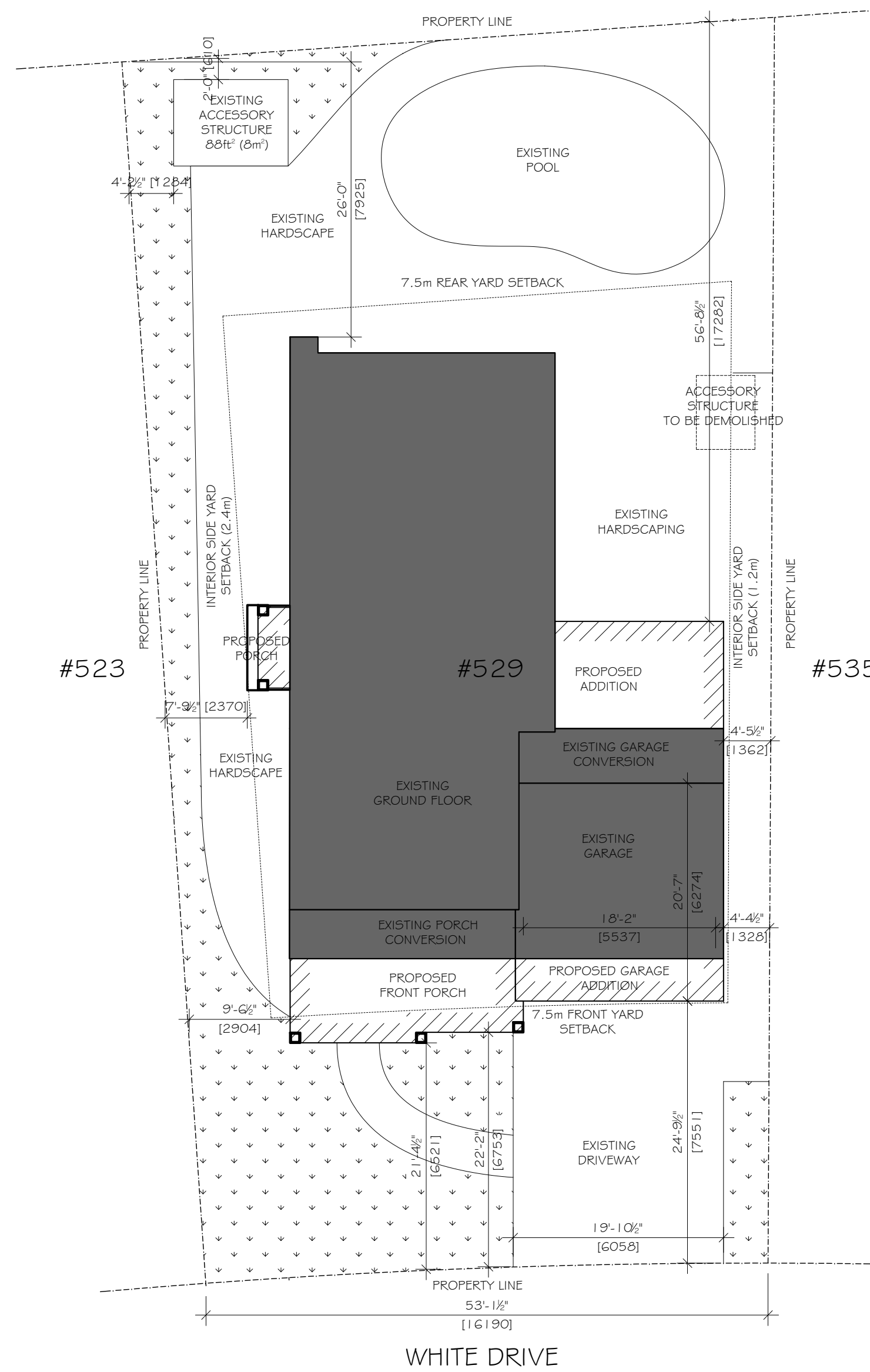
SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

DRAWING #:

0.00



TOWN OF MILTON
DEVELOPMENT SERVICES
RLD7*310 ZONE

ZONING: REVIEWED FOR C of A
Marian.Gerges **MAR 25, 2026**
ZONING OFFICER **DATE**

SITE STATS BREAKDOWN

ADDRESS:	529 WHITE DRIVE, MILTON
DESIGNATED ZONING:	RESIDENTIAL LOW DENSITY (RLD7*310)
LOT AREA:	621.06 m ² 6,685.00 ft ²

ZONING INFORMATION

	PERMITTED	PROPOSED
FRONTAGE (MIN.)	15.00 m (49.2 ft)	16.2 m (53.1 ft)
FRONT YARD SETBACK	7.50 m (24.6 ft)	7.6 m (24.9 ft)
REAR YARD SETBACK	7.50 m (24.6 ft)	7.9 m (25.9 ft)
SIDE YARD SETBACK (INTERIOR)	1.20 m (3.9 ft)	1.33 m (4.4 ft)
SIDE YARD SETBACK (EXTERIOR)	2.40 m (7.9 ft)	2.9 m (9.5 ft)
BUILDING HEIGHT (MAX.)	9.50 m (31.2 ft)	7.30 m (24.0 ft)

LOT COVERAGE (MAX.)

	PERMITTED LOT COVERAGE:	PROPOSED LOT COVERAGE
	30%	186 m ² (2,006 ft ²)
GROUND FLOOR - EXISTING		166 m ² (1,785 ft ²)
GROUND FLOOR - ADDITION		15 m ² (162 ft ²)
PROPOSED FRONT PORCH		15 m ² (163 ft ²)
PROPOSED SIDE PORCH		2 m ² (25 ft ²)
PROPOSED GARAGE		7 m ² (79 ft ²)
PROPOSED TOTAL:	55.12%	206 m ² (2,214 ft ²)

51% - pool excluded from open landscaped area

LANDSCAPED OPEN SPACE (MIN.)

	MIN. PERMITTED LANDSCAPING:	PROPOSED LANDSCAPED OPEN SPACE
	30%	186 m ² (2,006 ft ²)
LOT AREA		621 m ² (6,685 ft ²)
HOUSE AREA	33%	206 m ² (2,214 ft ²)
ACCESSORY STRUCTURES	1.30%	8 m ² (85 ft ²)
MIN. PROPOSED LANDSCAPING:	66%	407 m ² (4,384 ft ²)

1 SITE PLAN
0.00 3/32" = 1'-0" MAR 25/2026

PRELIMINARY- FOR REVIEW



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

BASEMENT PLAN

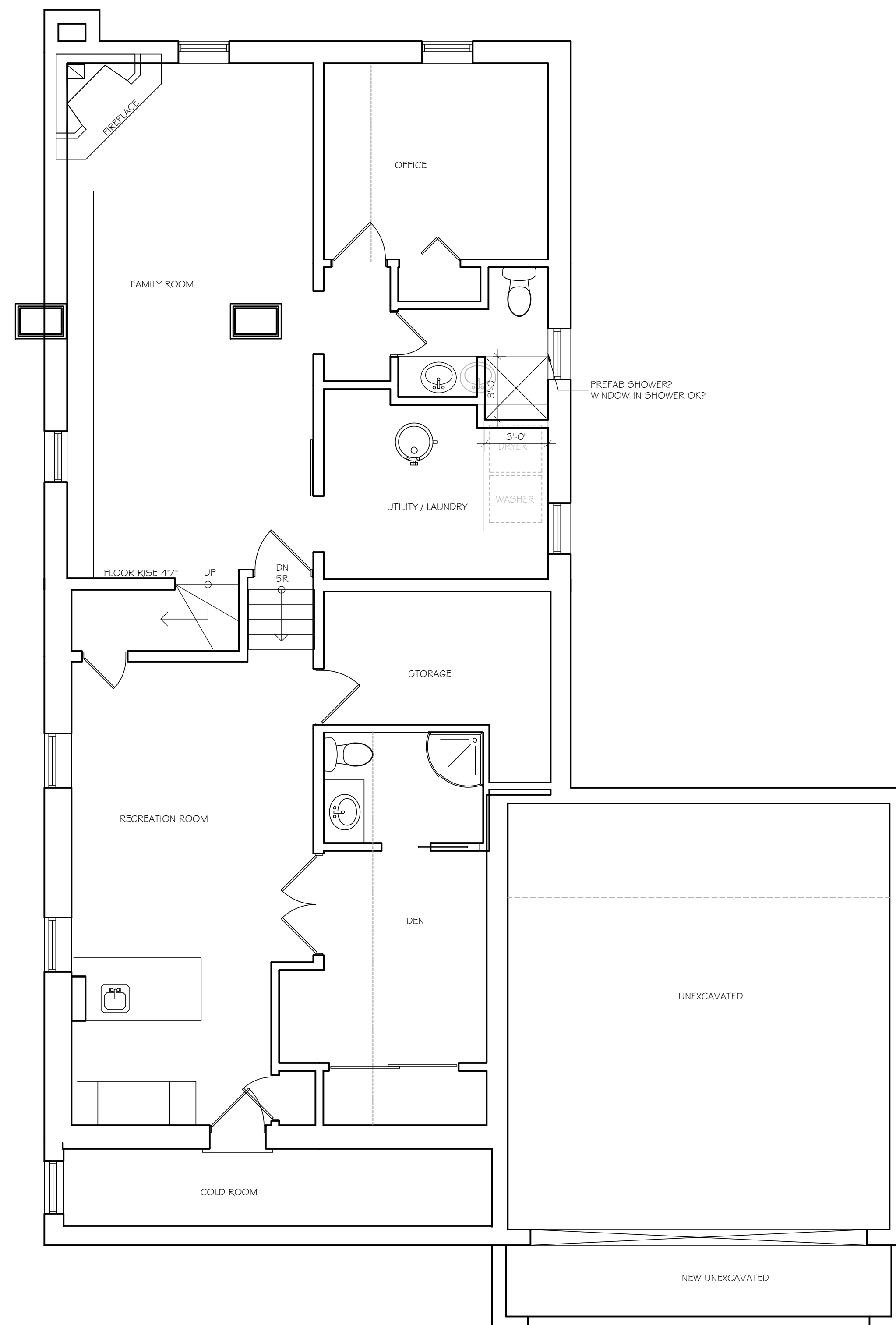
SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

DRAWING #:

1.00



1 PROPOSED BASEMENT PLAN
1.00 1/4" = 1'-0" MAR 4/2026



PRELIMINARY- FOR REVIEW



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

MAIN LEVEL PLAN
OPT A

SCALE: AS NOTED

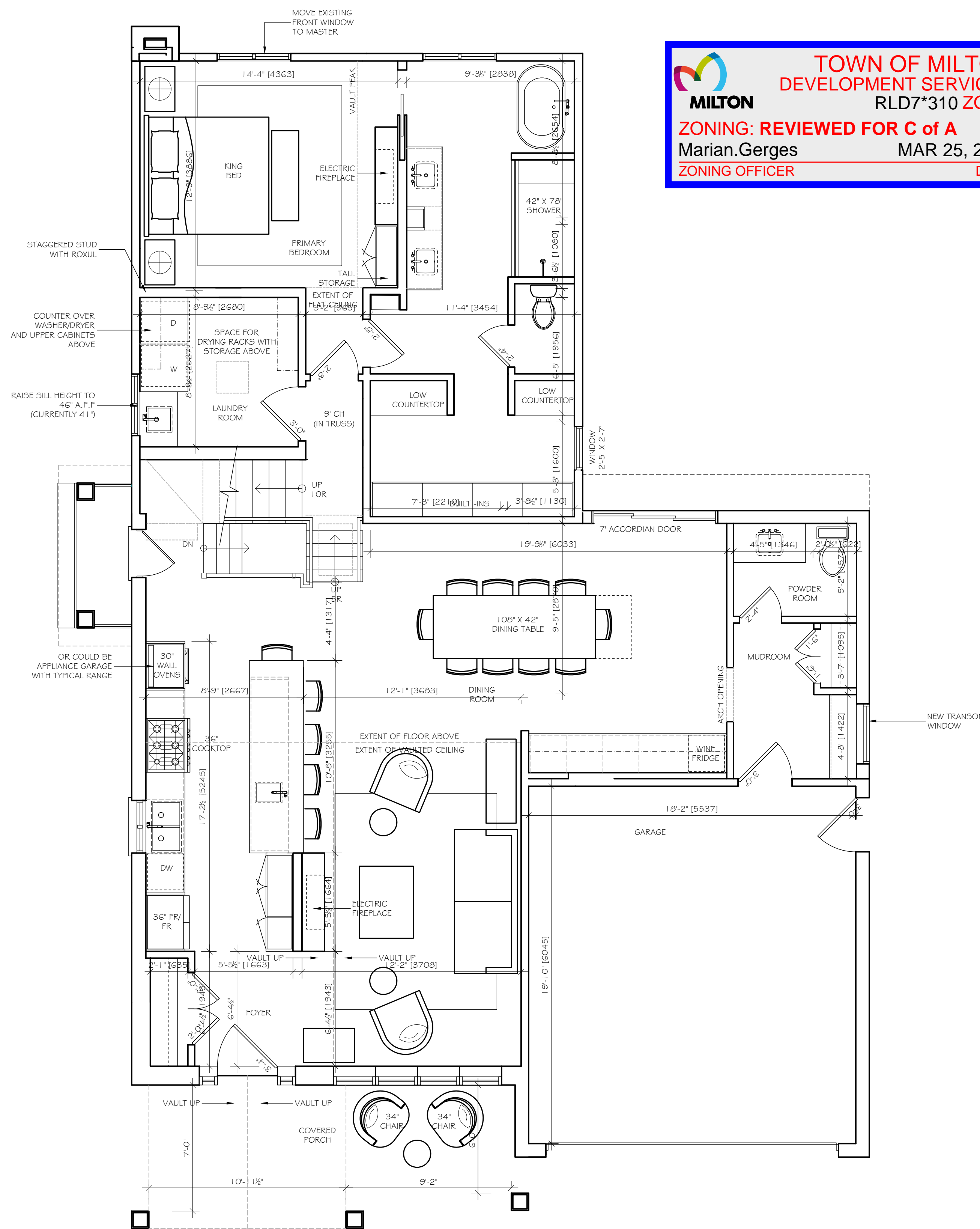
REVISIONS:

NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

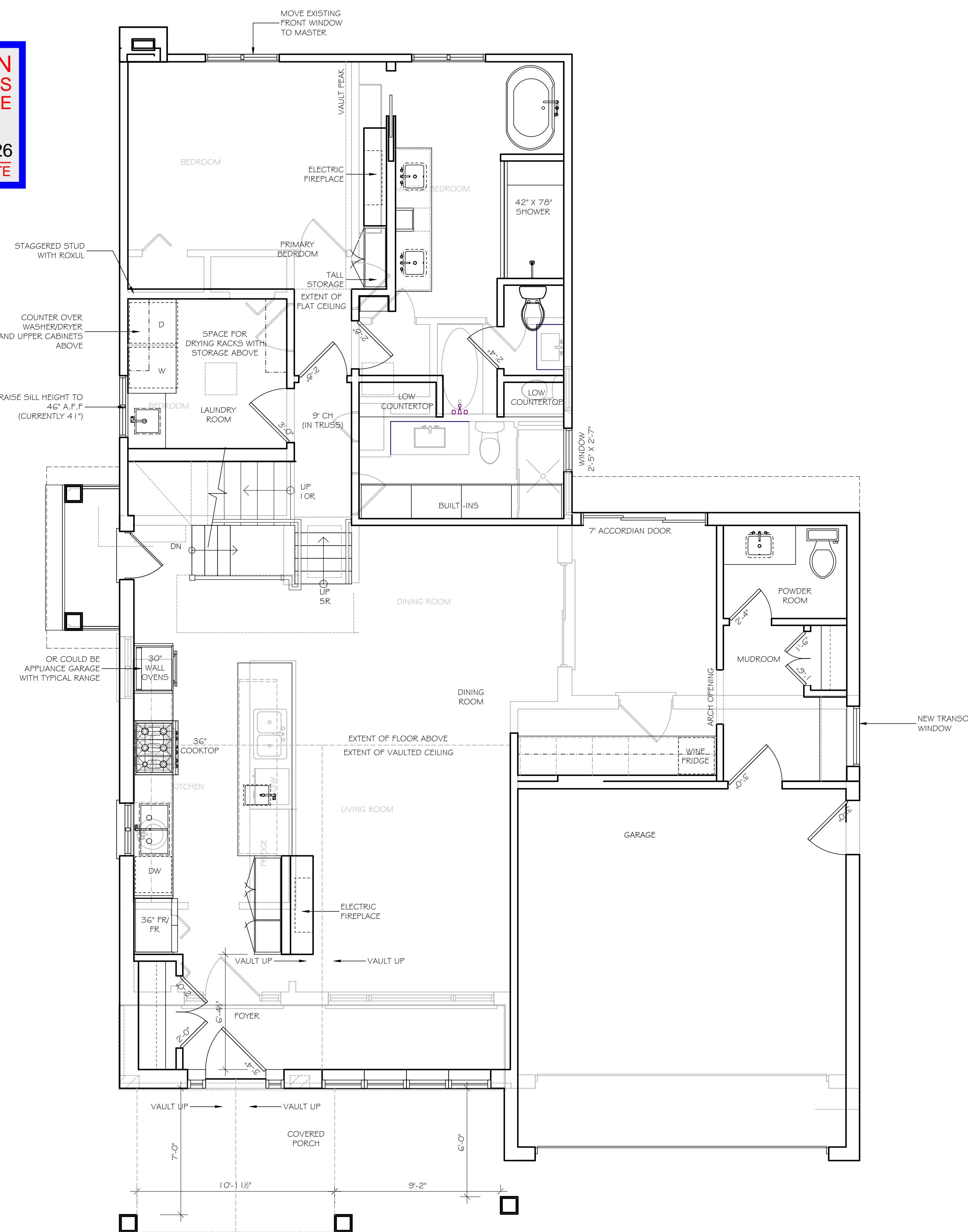
DRAWING #:

2.00A

MILTON
TOWN OF MILTON
DEVELOPMENT SERVICES
RLD7*310 ZONE
ZONING: REVIEWED FOR C of A
Marian.Gerges MAR 25, 2026
ZONING OFFICER DATE



1 PROPOSED MAIN LEVEL PLAN
2.00A 1/4" = 1'-0" MAR 4/2026



2 MAIN LEVEL PARTITION/DEMO PLAN
2.00A 1/4" = 1'-0" MAR 4/2026

PRELIMINARY- FOR REVIEW



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca



DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

MAIN LEVEL PLAN
OPT B

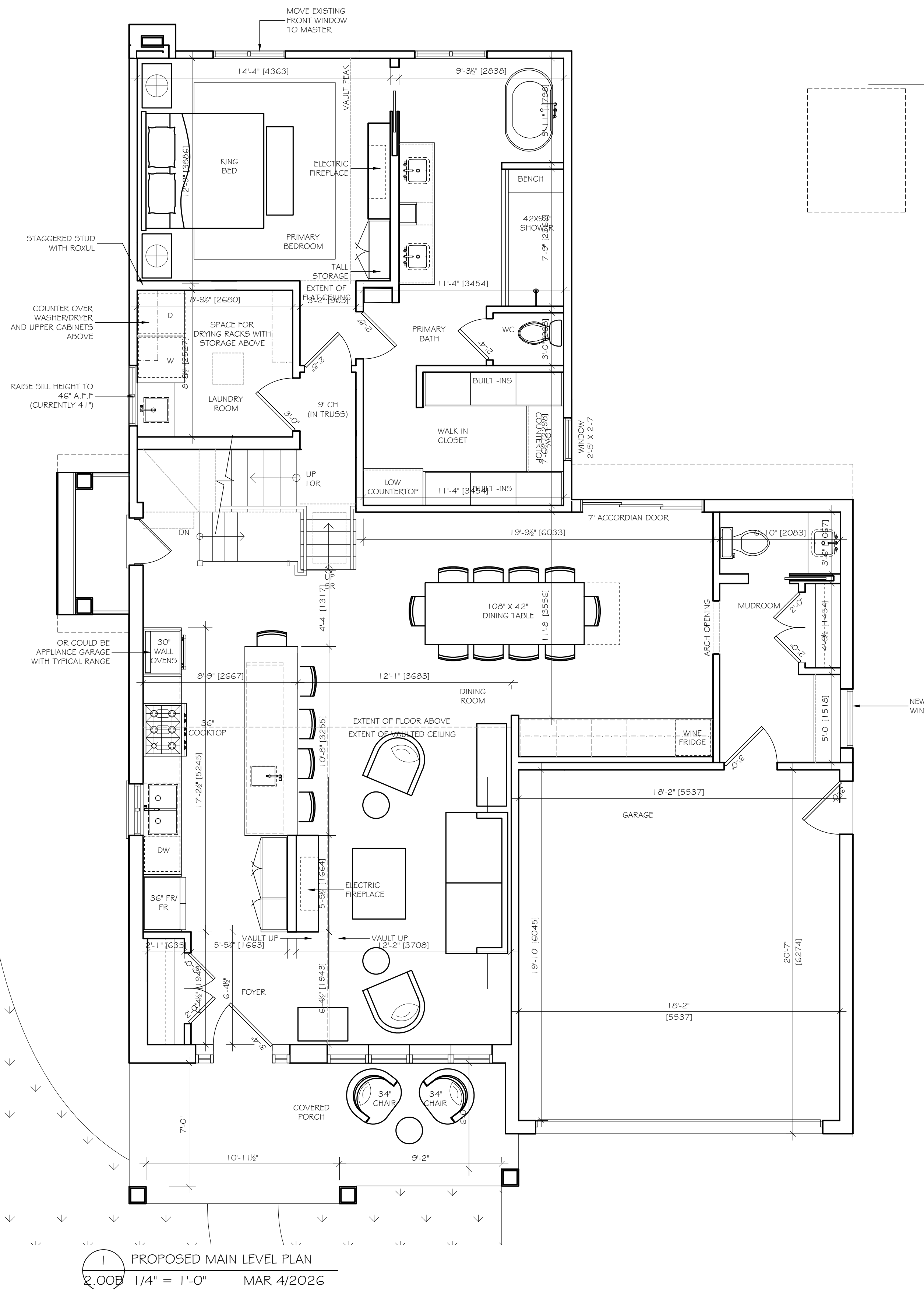
SCALE: AS NOTED

REVISIONS:

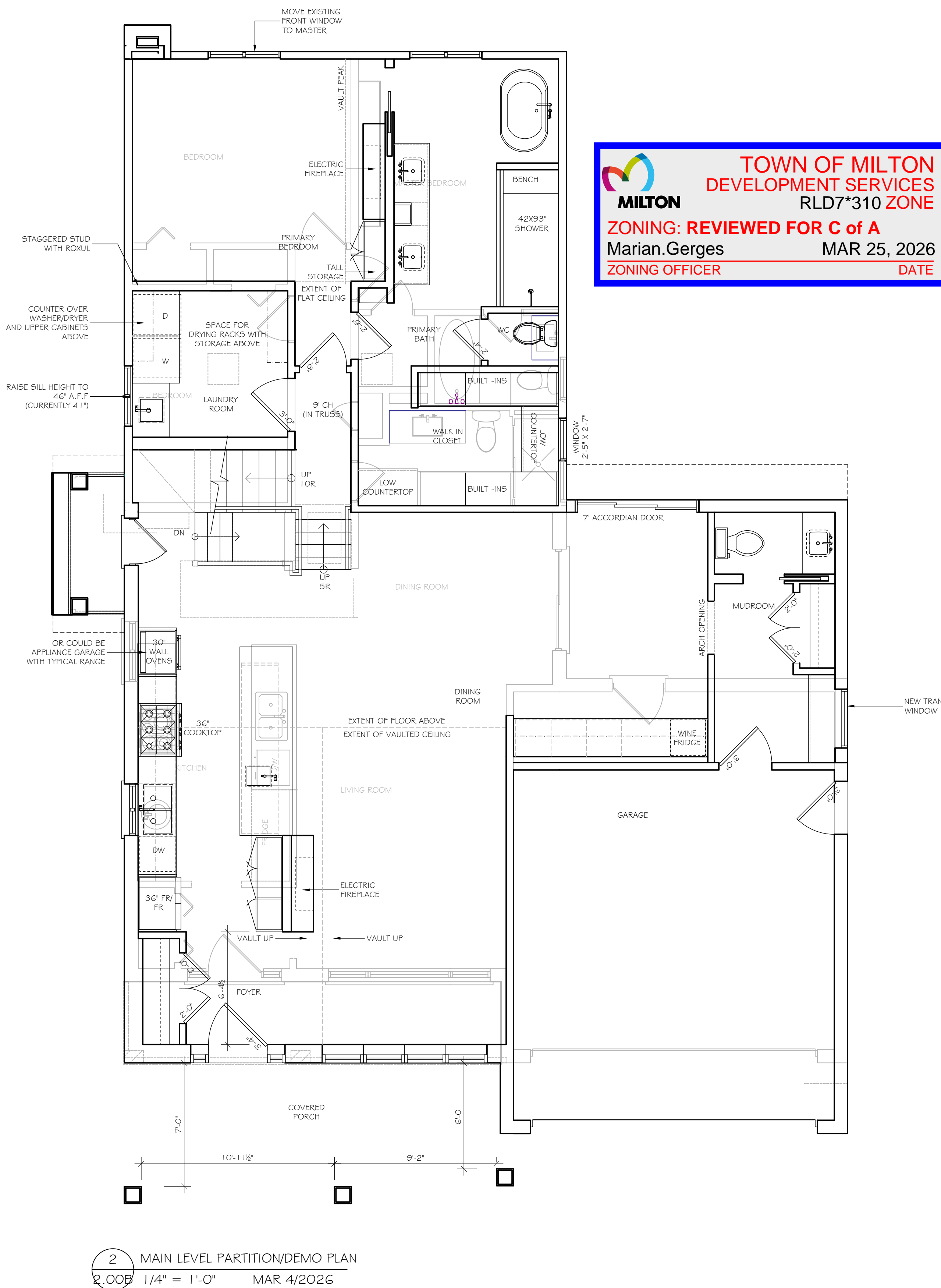
NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

DRAWING #:

2.00B



1 PROPOSED MAIN LEVEL PLAN
2.00B 1/4" = 1'-0" MAR 4/2026



2 MAIN LEVEL PARTITION/DEMO PLAN
2.00B 1/4" = 1'-0" MAR 4/2026

PRELIMINARY- FOR REVIEW



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

SECOND LEVEL PLAN

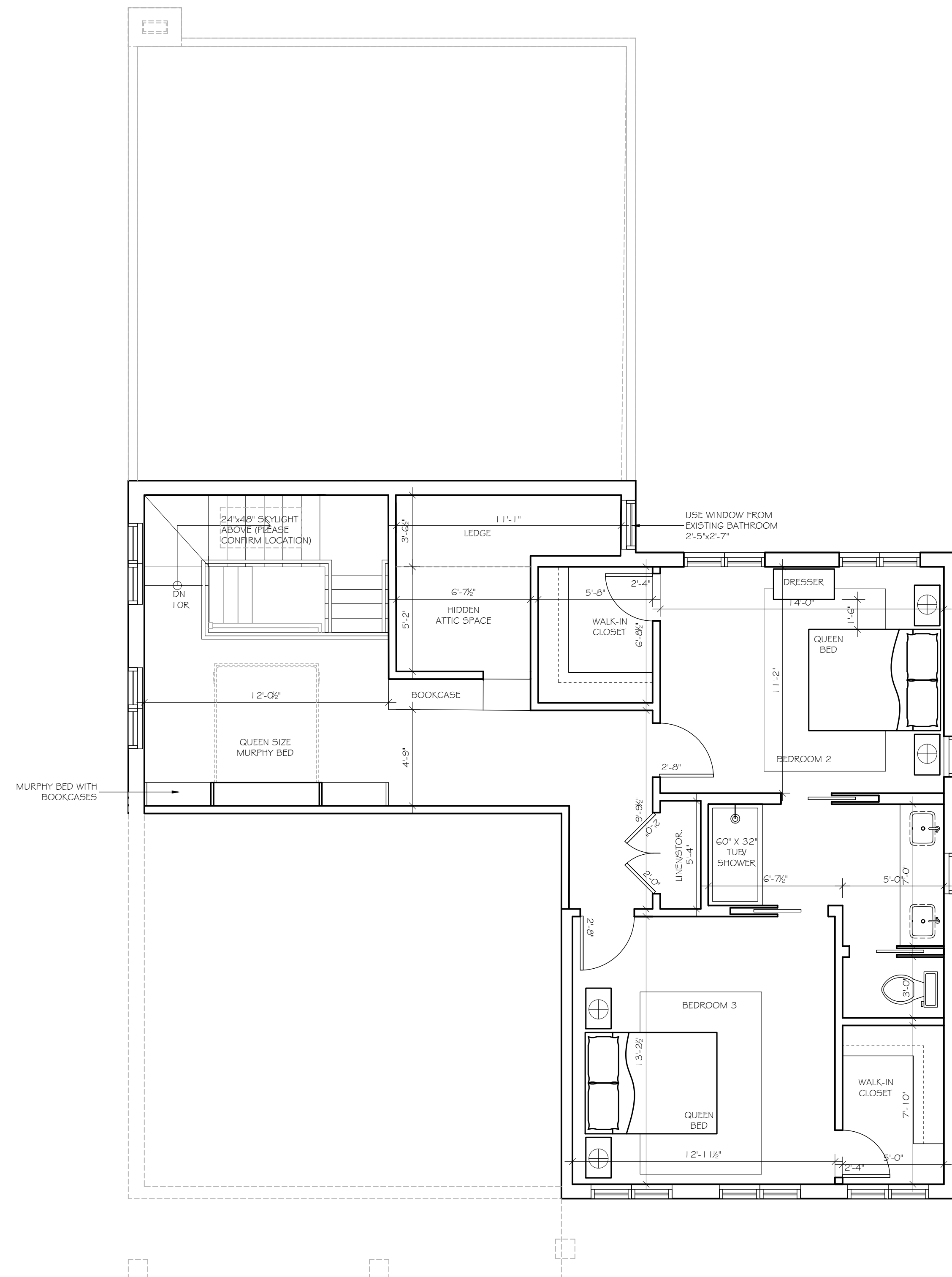
SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

DRAWING #:

3.00



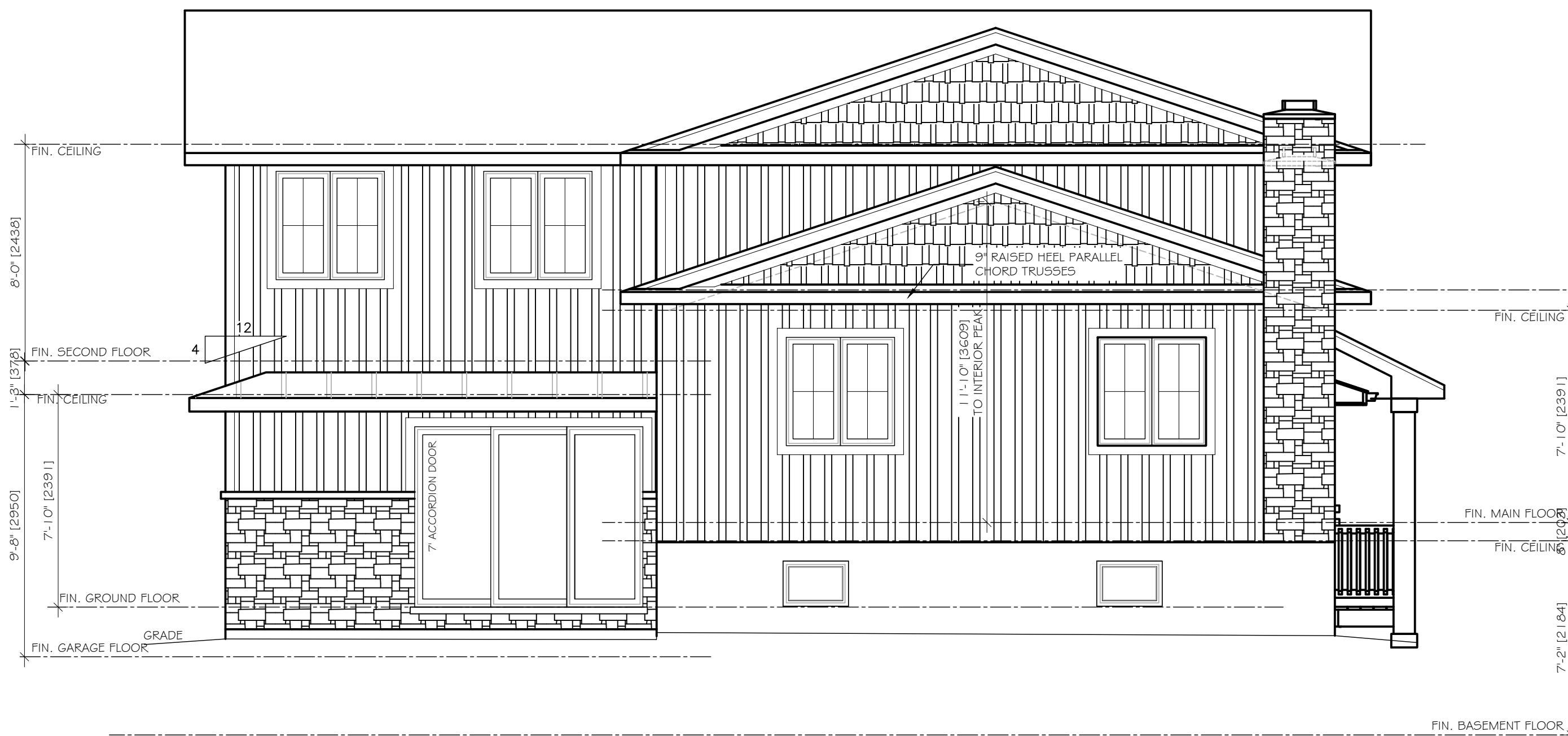
1 PROPOSED SECOND LEVEL PLAN
3.00 1/4" = 1'-0" MAR 4/2026



PRELIMINARY- FOR REVIEW



1 PROPOSED FRONT ELEVATION
4.00 1/4" = 1'-0" MAR 4/2026



2 PROPOSED REAR ELEVATION
4.00 1/4" = 1'-0" MAR 4/2026

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
RLD7*310 ZONE
ZONING: REVIEWED FOR C of A
Marian.Gerges MAR 25, 2026
ZONING OFFICER DATE



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

EXTERIOR ELEVATIONS

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

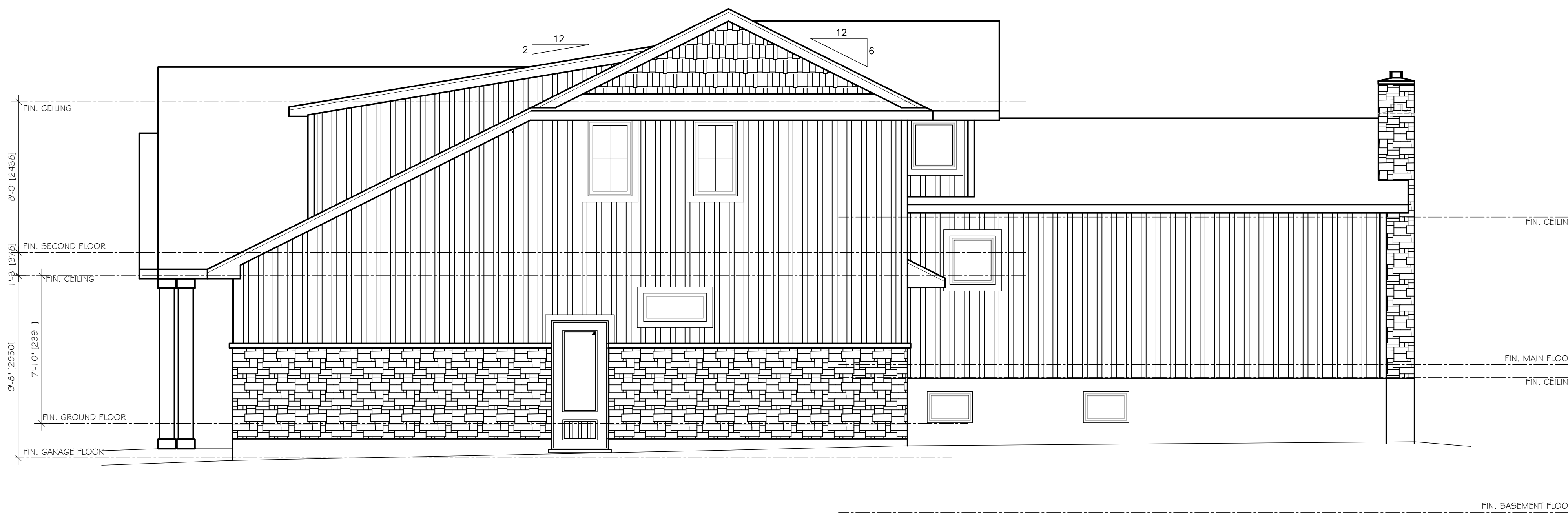
DRAWING #:

4.00

PRELIMINARY- FOR REVIEW



1 PROPOSED SIDE ELEVATION
4.01 1/4" = 1'-0" MAR 4/2026



2 PROPOSED SIDE ELEVATION
4.01 1/4" = 1'-0" MAR 4/2026



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
Email: info@alanakellydesign.ca
www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

THOMSON RESIDENCE

529 White Drive
Milton, Ontario

DRAWING:

EXTERIOR ELEVATIONS

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
001.	DEC. 17 / 2025	DESIGN PRESENTATION
002.	DEC. 19 / 2025	DESIGN PRESENTATION-REV
003.	MAR. 5 / 2026	DESIGN DRAFT 2
004.	MAR. 9 / 2026	ISSUED FOR MINOR VARIANCE
005.	MAR. 23 / 2026	ISSUED FOR MINOR VARIANCE
006.	MAR. 25 / 2026	ISSUED FOR MINOR VARIANCE

DRAWING #:

4.01

PRELIMINARY- FOR REVIEW



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: April 30, 2026

File No: A26-014M

Subject: 13410 First Line Nassagaweya

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan dated and stamped by Town Zoning on April 7, 2026.
2. THAT prior to issuance of a Building Permit, the applicant shall provide a letter to Development Engineering which confirms whether the scope of work includes importing or removing fill, and/or leveling areas.
3. THAT only uses permitted by Zoning By-law 144-2003, or its successor By-law, shall occur on the Subject Property.
4. THAT a Building Permit be obtained within two (2) years from the date of the decision.
5. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 144-2003, as amended, has been requested to permit:

- Permit a front yard setback of 20.1 metres, whereas a minimum setback of 22.5 metres is required, representing a decrease of 2.4 metres
- Permit an accessory structure containing an ARU to be located 135.94 metres from the principal building, whereas a maximum separation distance of 30 metres is permitted, representing an increase of 105.94 metres.
- Permit an Additional Residential Unit (ARU) in an accessory structure to have a gross floor area (GFA) of 177.5 square metres, whereas a maximum of 110 square metres is permitted, representing an increase of 67.5 square metres

The Subject Property, known municipally as 13410 First Line Nassagaweya, is located west of the intersection of Side Road 28 and First Line Nassagaweya. Currently, the Subject Property is occupied by a detached dwelling and a cluster of farm buildings. A significant portion of the

General Description of Application

Subject Property is occupied by woodlands, wetlands, and a regulated floodplain; the proposed development is located outside these features.

The application seeks to convert the existing dwelling into an ARU and construct a new primary dwelling. To facilitate the conversion of the existing dwelling, minor variances are required for its GFA and front yard setback. In addition, given the location of the new primary dwelling, a minor variance is required to allow for an increased separation distance between the primary dwelling and the ARU.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Agricultural Area, and a portion of the Subject Property has a Greenbelt Natural Heritage System (NHS) Overlay. As per Policies 100(3) and (9), the Agricultural Area designation permits single detached dwellings on existing lots, and accessory buildings or structures.

Town of Milton Official Plan

The Subject Property is designated Rural Lands, per Schedule 5 - Rural Structure. The Subject Property is also designated Greenbelt Protected Countryside Area, with a portion of the lands subject to the Greenbelt NHS, as shown in Schedule 1 - Provincial Land Use Plans. Similarly, a portion of the Subject Property falls within the Local NHS and contains Key Features, per Schedule 6 - Green System. Note that the proposed development is located outside of NHS Key Features. In addition, the Subject Property is listed on the Town's Heritage Register, and falls within Wellhead Protection Zone B.

Rural Lands form part of the Town's Agricultural System. Policy 9.2.1.3 notes that the purpose of the Agricultural System includes:

- a. To recognize and support agriculture as the primary activity and predominant land use in the agricultural land base;
- b. To provide the continuous and permanent land base necessary to support long-term agricultural production and economic activity;
- f. Additional residential units in accordance with the policies of Section 7.1.4.;

Policy 7.1.4.1 permits an ARU within an accessory building on the same lot a detached, semidetached or townhouse dwelling, subject to conformity with the following:

- a. an ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority

Official Plan Designation (including any applicable Secondary Plan designations)

b. Within the Greenbelt Plan Protected Countryside, but not including Hamlet Areas:

i) No ARUs shall be permitted within the Greenbelt Natural Heritage System as identified on Schedule 1;

ii) Outside of the Greenbelt Natural Heritage System, one ARU per lot is permitted within a detached dwelling or within an existing ancillary building or structure on the same lot as the detached dwelling;

f. Outside of the Urban Area and the Hamlets, an ARU within a detached ancillary building or structure shall be compatible with, and not hinder, surrounding agricultural operations, and comply with the minimum distance separation formulae

i. An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;

j. On a lot designated for agricultural use, to minimize land taken out of agricultural production, an ARU must be of limited scale and be located within, attached, or in close proximity to the principal dwelling or farm building cluster;

k. An ARU must have no adverse effect on stormwater management systems;

l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan; m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;

Policy 5.2.3.2(c) requires the proponent of any development or site alteration that meets the criteria set out in Section 5.2.3.3 to carry out an Environmental Impact Assessment (EIA), unless the proponent can demonstrate to the satisfaction of the Town that the proposal is minor in scale and/or nature and does not warrant an EIA.

It is Staff's opinion that the proposal is in conformity with the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning

The Subject Property is zoned Rural (A2) and Greenlands A by Zoning By-law 144-2003. The Rural Zone permits detached dwellings and a range of uses appropriate for the Rural area including agricultural, conservation, home occupation, and other animal-related uses.

In January 2026, Town Council approved Zoning By-law Amendment 004-2026, which introduced permissions and regulations for ARUs within the Town's Rural area. This Amendment is now in full force and effect.

Zoning

Variance One: Section 4.1.2.2.1(i)(a) and Table 10B of the Zoning By-law requires a minimum front yard setback of 22.5 metres for an ARU in the Rural Zone. The application seeks to permit a minimum setback of 20.1 metres, representing a decrease of 2.4 metres.

Variance Two: Section 4.1.2.2.1(i)(h) of the Zoning By-law states that the exterior wall of the accessory building containing an additional dwelling unit shall not exceed a distance of 30.0m from the principal building. The application requests a separation distance of 135.94 metres between the ARU and the new principal dwelling, representing an increase of 105.94 metres.

Variance Three: Section 4.25(xv) of the Zoning By-law states that the floor area of an additional dwelling unit within an accessory building shall not exceed 110 square metres. The application seeks to permit a GFA of 177.5 square metres for an ARU within an accessory building, representing an increase of 67.5 square metres.

Consultation

Public Consultation

Notice for the applicable hearing was provided in accordance with the Planning Act. As of the writing of this report on April 13, 2026, staff have not received any comments on the application from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies. While a portion of the Subject Property is regulated by Grand River Conservation Authority, GRCA has confirmed that a permit is not required for the proposed development.

Development Services Comments

The application seeks to convert the existing dwelling into an ARU and construct a new detached residence to serve as the primary dwelling. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

Variance One

The intent of this Zoning provision is to ensure buildings are set back sufficiently from the road to allow for a generous front yard and maintain a relatively consistent setback pattern. The application seeks to legalize the setback of the existing dwelling, which has been in place for multiple decades. Trees and vegetation occupy the front yard by the dwelling, shielding it from view of the road. The proposed variance is minor and will have no visual or functional impacts, and thus maintains the intent of the Zoning By-law.



Consultation

Variance Two

The intent of this Zoning provision is to ensure an accessory structure containing an ARU is clustered with other buildings on the property. Despite the variance requested, the new ARU will be located approximately 55 metres from the farm buildings on the Subject Property, and will still be clustered with other buildings relative to the size of the lot. The location of the new proposed dwelling is constrained by a variety of factors, including significant grade change, Greenbelt NHS mapping, the presence of Key Features, and the floodplain. Given these constraints, the proposed variance is desirable to facilitate an appropriate location for the new dwelling. As the buildings will remain generally clustered on the Subject Property, the variance is minor and the purpose of the Zoning By-law is maintained.

Variance Three

This zoning provision seeks to ensure an accessory building containing an ARU remains secondary and subordinate to the primary dwelling. Despite the proposed variance, the ARU will remain secondary in height and GFA to the proposed primary dwelling, and thus maintains the intent of the Zoning By-law. Further, since the ARU will be screened by existing trees and vegetation, the additional GFA is minor and will have no visual impacts on surrounding properties. As the Subject Property is listed on the Heritage Register, facilitating the use of the existing dwelling is desirable and appropriate.

The proposed minor variances maintain the general intent and purpose of the Official Plan, which establishes specific permissions and requirements for ARUs within Milton's Rural area. The Agricultural System is intended to accommodate ARUs within appropriate locations, and the application will facilitate the introduction of an ARU without compromising the viability of agricultural operations on the Subject Property. Both the ARU and the new proposed dwelling will be located outside the Greenbelt NHS, outside Key Features, and outside the regulated floodplain. The proposed development will still result in a cluster of buildings on the Subject Property, and will preserve lands for agricultural operations. As such, the proposal satisfies the criteria of Policy 7.1.4.1 and maintains the intent of relevant policies governing the Agricultural System.

Considering that no trees or Key Features will be removed, and given the substantial distance between the proposed development and Key Features, Planning Staff are satisfied that an EIA is not warranted for the application.

Accordingly, Planning staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate development or use of the land, building or structure.



The Corporation of the Town of Milton

File #:
A26-014M
Page 6 of 6

Respectfully submitted,

Olivia Hayes

Planner, Development Review

For questions, please contact: Olivia.Hayes@Milton.ca

Phone: Ext. 2454

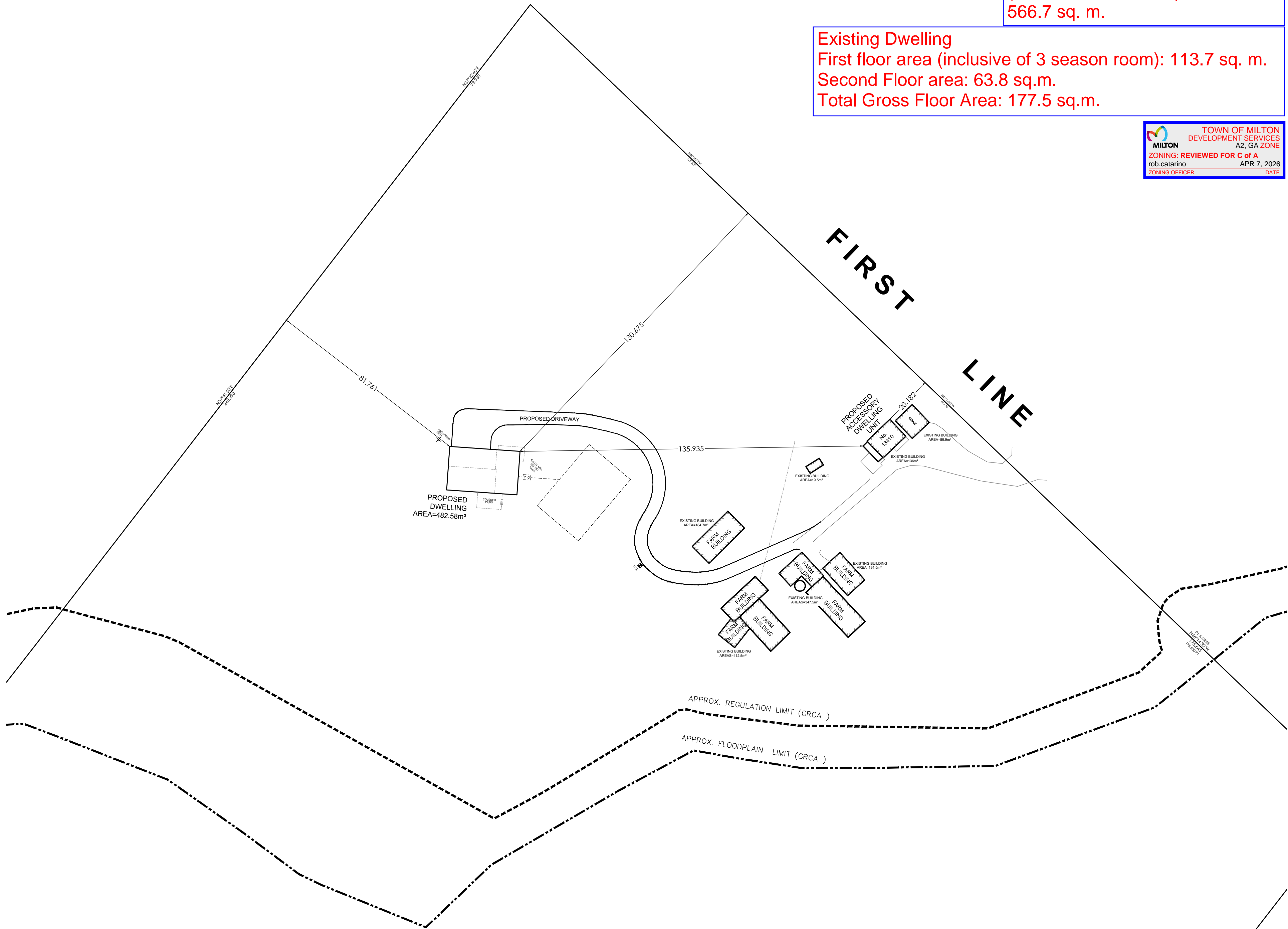
Attachments
Figure 1 - Site Plan
Figure 2 - Existing Dwelling (Proposed ARU) Floor Plans
Figure 3 - Proposed Dwelling Architectural Plans

Proposed Dwelling Footprint area
(inclusive of covered porches:
566.7 sq. m.

Existing Dwelling
First floor area (inclusive of 3 season room): 113.7 sq. m.
Second Floor area: 63.8 sq.m.
Total Gross Floor Area: 177.5 sq.m.

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
A2, GA ZONE
ZONING: REVIEWED FOR C of A
rob.catarino APR 7, 2026
ZONING OFFICER DATE

GENERAL NOTES:
1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.



..\\..\\Logo\\Design\\Logo-4.7.2017.jpg

SITE PLAN
SCALE : 1: 150

PROPOSED BUILDING & ADU
ADDRESS: 13410 FIRST LINE NASSAGWEYA,
MILTON, ON

MATT JESSUP

CLIENT

SPI



GENERAL NOTES:

1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS		
#	DATE	DESCRIPTION
1	10-2-2025	EXISTING PLANS

MILTON TOWN OF MILTON DEVELOPMENT SERVICES
 A2, GA ZONE
 ZONING: REVIEWED FOR C of A
 rob.catarino MAR 16, 2026
 ZONING OFFICER DATE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



FRONT ELEVATION
 SCALE : 3/16" = 1'-0"

EXISTING DWELLING
 PROJECT ADDRESS: 13410 FIRST LINE
 NASAGAWEYA, MILTON, ON

MATT JESSUP CLIENT A1

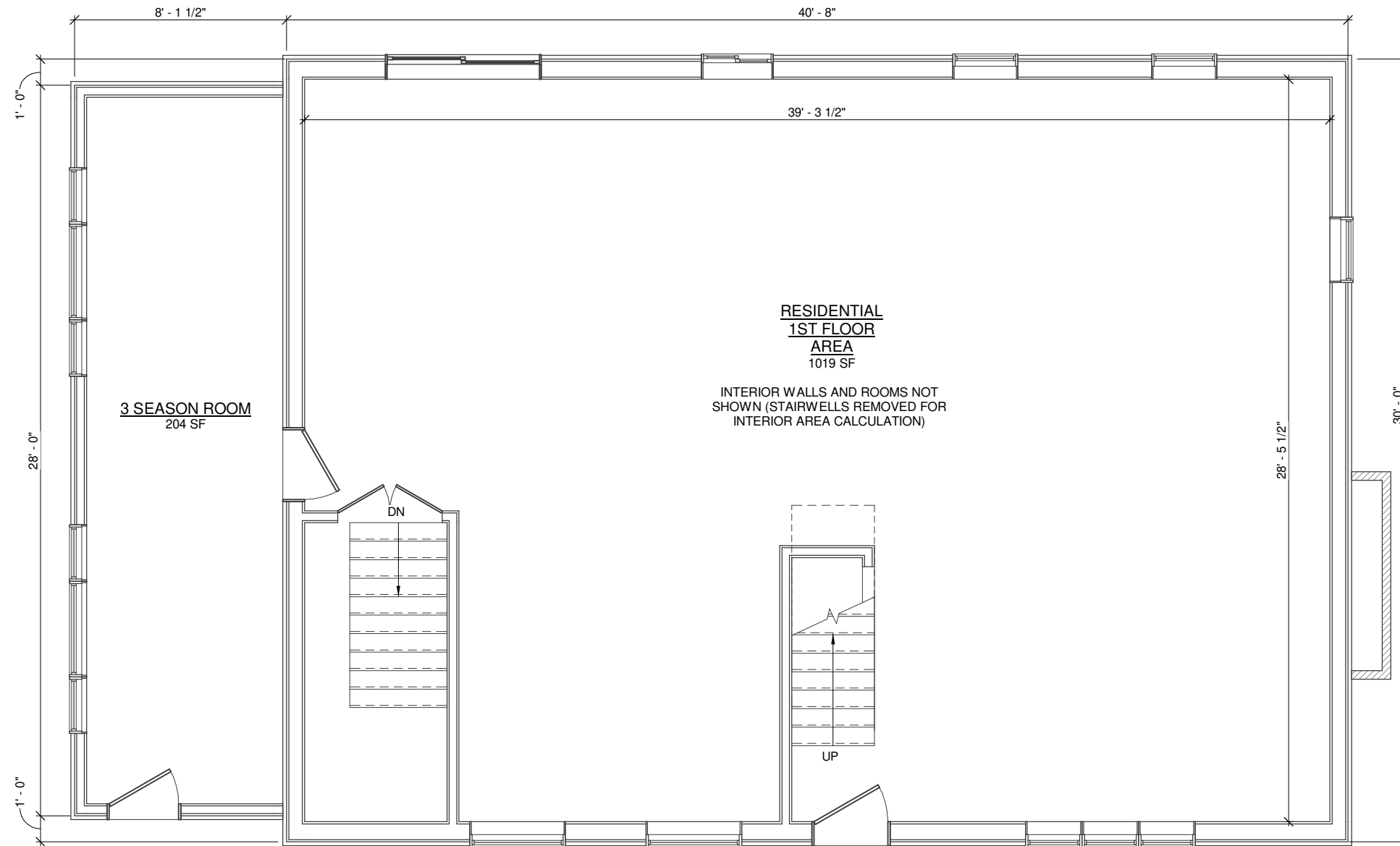
RESIDENTIAL FLOOR AREAS	
1ST FLOOR	1019 SF
2ND FLOOR	686 SF
	1705 SF

Existing Dwelling
First Floor area (inclusive of 3 season room): 113.7 sq. m.
Second Floor area: 63.8 sq.m.
Total Gross Floor Area: 177.5 sq.m.

MILTON TOWN OF MILTON
 DEVELOPMENT SERVICES
 A2, GA ZONE
 ZONING: REVIEWED FOR C of A
 rob.catarino MAR 16, 2026
 ZONING OFFICER DATE

GENERAL NOTES:
 1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS		
#	DATE	DESCRIPTION
1	10-2-2025	EXISTING PLANS



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



FIRST FLOOR PLAN
 SCALE : 3/16" = 1'-0"

EXISTING DWELLING
 PROJECT ADDRESS: 13410 FIRST LINE
 NASAGAWEYA, MILTON, ON

MATT JESSUP CLIENT A2

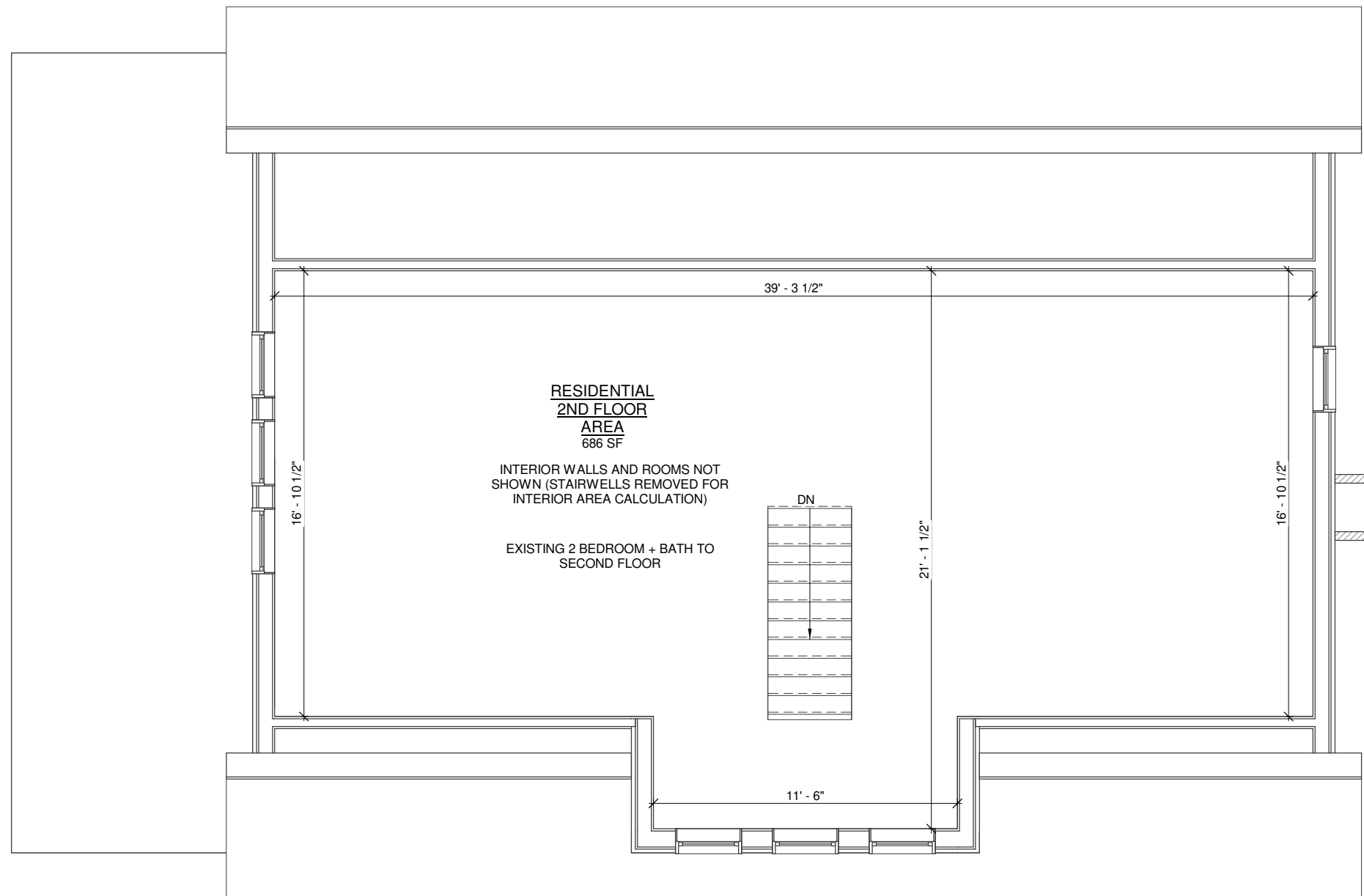
RESIDENTIAL FLOOR AREAS	
1ST FLOOR	1019 SF
2ND FLOOR	686 SF
	1705 SF

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
A2, GA ZONE
ZONING: REVIEWED FOR C of A
rob.catarino MAR 16, 2026
ZONING OFFICER DATE

GENERAL NOTES:

1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS		
#	DATE	DESCRIPTION
1	10-2-2025	EXISTING PLANS



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
BCIN: 38749

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43607



SECOND FLOOR PLAN
SCALE : 3/16" = 1'-0"

EXISTING DWELLING
PROJECT ADDRESS: 13410 FIRST LINE
NASAGAWEYA, MILTON, ON

MATT JESSUP	CLIENT	A3
-------------	--------	----



GENERAL NOTES:
 1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

TOWN OF MILTON DEVELOPMENT SERVICES
 ZONING REVIEWED FOR C of A
 MAR 16, 2026
 DATE



FOUNDATION WALL SCHEDULE

SEE FOUNDATION PLAN / SECTIONS FOR ADDITIONAL REBAR REINFORCING, SPECIFIC STRIP & PAD FOOTING SIZES ETC

- F1** 8" FOUNDATION WALL (FROM EXTERIOR TO INTERIOR)
 DRAINAGE MEMBRANE (FOR EXTERIOR WALL ONLY)
 TAR PROOFING (FOR EXTERIOR WALL ONLY)
 8" FOUNDATION WALL (20 MPA) R.W. 2 - 15 CONT. TO TOP
 W/ 20" X 8" STRIP FOOTING (REINFORCE W/ 2 - 15M CONTINUOUS REBAR)
- F2** 10" FOUNDATION WALL (FROM EXTERIOR TO INTERIOR)
 DRAINAGE MEMBRANE (FOR EXTERIOR WALL ONLY)
 TAR PROOFING (FOR EXTERIOR WALL ONLY)
 10" FOUNDATION WALL (20 MPA) R.W. 2 - 15 CONT. TO TOP
 W/ 22" X 8" STRIP FOOTING (REINFORCE W/ 2 - 15M CONTINUOUS REBAR)
- F3** 12" FOUNDATION WALL (FROM EXTERIOR TO INTERIOR)
 DRAINAGE MEMBRANE (FOR EXTERIOR WALL ONLY)
 TAR PROOFING (FOR EXTERIOR WALL ONLY)
 12" FOUNDATION WALL (20 MPA) R.W. 2 - 15 CONT. TO TOP
 W/ 24" X 8" STRIP FOOTING (REINFORCE W/ 2 - 15M CONTINUOUS REBAR)

WALL SCHEDULE

SEE PLAN FOR ADDITIONAL SHEAR WALL INFORMATION

- WT1** TYPICAL EXTERIOR WALL - SIDING (FROM EXTERIOR TO INTERIOR)
 VERTICAL SIDING
 1X4 STRAPPING @ 24" O.C. (HORIZONTALLY AND VERTICALLY FOR ADEQUATE SUPPORT AND RAIN SCREEN)
 TYPAR AIR BARRIER
 1" RIGID INSULATION (R5)
 7/16" OSB SHEATHING
 2X6 STUDS @ 16" O.C.
 END WALL - DOUBLE 2X8 TOP PLATES
 SIDE WALL - DOUBLE MSR 2100 TOP PLATES
 W/ R19 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" DRYWALL
- WT2** TYPICAL EXTERIOR WALL - STONE BASE (FROM EXTERIOR TO INTERIOR)
 STONE VENEER
 1" AIR SPACE
 TYPAR AIR BARRIER
 1" RIGID INSULATION (R5)
 7/16" OSB SHEATHING
 2 X 6 STUDS @ 16" O.C.
 W/ BATT INSULATION (R19)
 6 MIL POLY VAPOUR BARRIER
 1/2" DRYWALL
- WT3** EXTERIOR TALL WALL - SIDING (FROM EXTERIOR TO INTERIOR)
 VERTICAL SIDING
 1X4 STRAPPING @ 24" O.C. (HORIZONTALLY AND VERTICALLY FOR ADEQUATE SUPPORT AND RAIN SCREEN)
 TYPAR AIR BARRIER
 1" RIGID INSULATION (R5)
 7/16" OSB SHEATHING
 2X6 STUDS @ 12" O.C. (LINED UP WITH TRUSSES)
 W/ MIN. R19 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" DRYWALL
- WT4** EXTERIOR TALL WALL - STONE BASE (FROM EXTERIOR TO INTERIOR)
 STONE VENEER
 1" AIR SPACE
 TYPAR AIR BARRIER
 1" RIGID INSULATION (R5)
 7/16" OSB SHEATHING
 2X8 STUDS @ 12" O.C. (LINED UP WITH TRUSSES)
 W/ MIN. R19 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" DRYWALL
- WT5** EXTERIOR STAIR TALL WALL - SIDING (FROM EXTERIOR TO INTERIOR)
 VERTICAL SIDING
 1X4 STRAPPING @ 24" O.C. (HORIZONTALLY AND VERTICALLY FOR ADEQUATE SUPPORT AND RAIN SCREEN)
 TYPAR AIR BARRIER
 1" RIGID INSULATION (R5)
 7/16" OSB SHEATHING
 2 PLY 2X6 STUDS @ 12" O.C.
 W/ R19 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" DRYWALL
- WT6** EXTERIOR STONE FIREPALCE (FROM EXTERIOR TO INTERIOR)
 STONE VENEER
 1" AIR SPACE
 7/16" OSB SHEATHING
 2 X 4 STUDS @ 16" O.C.
 1/2" DRYWALL
- WT7** FIRE-RATED + SOUND + INSUL DIVIDING WALL - 2X6 (ASSEMBLY #W59a - 1 HR. F.R.R. & STC 51)
 5/8" TYPE-X FIRE RATED DRYWALL
 RESILIENT CHANNELS @ 24" O.C.
 2X6 STUDS @ 16" O.C.
 W/ R22 ROCKWOOL INSULATION
 6 MIL POLY VAPOUR BARRIER
 RESILIENT CHANNELS @ 24" O.C.
 2 LAYERS OF 5/8" TYPE-X FIRE RATED DRYWALL
- WT7A** FIRE-RATED + SOUND + INSUL + SHEAR DIVIDING WALL - 2X6 (ASSEMBLY #W59a - 1 HR. F.R.R. & STC 51)
 5/8" TYPE-X FIRE RATED DRYWALL
 RESILIENT CHANNELS @ 24" O.C.
 7/16" OSB SHEATHING (SEE PAGE A4 / A5 FOR SHEAR WALL NOTES)
 2X6 STUDS @ 16" O.C.
 W/ R22 ROCKWOOL INSULATION
 6 MIL POLY VAPOUR BARRIER
 RESILIENT CHANNELS @ 24" O.C.
 2 LAYERS OF 5/8" TYPE-X FIRE RATED DRYWALL
- WT8** FIRE-RATED WALL - 2X6 (ASSEMBLY #W16 - 1 HR. F.R.R. & STC 32)
 5/8" TYPE-X DRYWALL
 2 X 6 STUDS @ 16" O.C.
 5/8" TYPE-X DRYWALL
- WT9** 2X6 STUD INTERIOR WALL
 1/2" DRYWALL
 2 X 6 STUDS @ 16" O.C.
 1/2" DRYWALL
- WT9A** 2X6 STUD + SHEAR INTERIOR WALL
 1/2" DRYWALL
 2 X 6 STUDS @ 16" O.C.
 7/16" OSB SHEATHING
 1/2" DRYWALL
- WT10** 2X4 STUD INTERIOR WALL
 1/2" DRYWALL
 2 X 4 STUDS @ 16" O.C.
 1/2" DRYWALL

SHEET LIST

#	DATE	DESCRIPTION
1	5-30-2025	INITIAL DESIGN
2	6-11-2025	DESIGN REVISIONS
3	7-4-2025	DESIGN REVISIONS
4	7-9-2025	DESIGN REVISIONS
5	7-23-2025	DESIGN REVISIONS
6	8-2-2025	DESIGN REVISIONS
7	8-5-2025	DESIGN REVISIONS
8	8-20-2025	DESIGN REVISIONS
9	8-21-2025	DESIGN REVISIONS
10	8-27-2025	DESIGN REVISIONS
11	9-26-2025	DESIGN REVISIONS
12	9-15-2025	DESIGN REVISIONS
13	10-16-2025	DESIGN REVISIONS
14	11-27-2025	REVISE AS PER ENCL MARKUPS
15	12-16-2025	DESIGN REVISIONS
16	1-12-2026	REVISE AS PER ENCL MARKUPS
17	1-27-2026	REVISE FLOOR OVER DRIVEN/SEED

#	DATE	DESCRIPTION
A0		3D VIEW / WALL SCHEDULES
A1		ELEVATIONS
A2		ELEVATIONS
A3		FOUNDATION PLAN
A4		FIRST FLOOR PLAN
A5		SECOND FLOOR PLAN
A6		SECTIONS
A7		NOTES

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



3D VIEW / WALL SCHEDULES
 SCALE: 1/4" = 1'-0"

DWELLING / AG. ACCESSORY BLDG
 PROJECT ADDRESS: 13410 FIRST LINE NASAGAWEYA
 MILTON, ON

MATT JESSUP
 CURR
 A0

GENERAL NOTES:
 1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

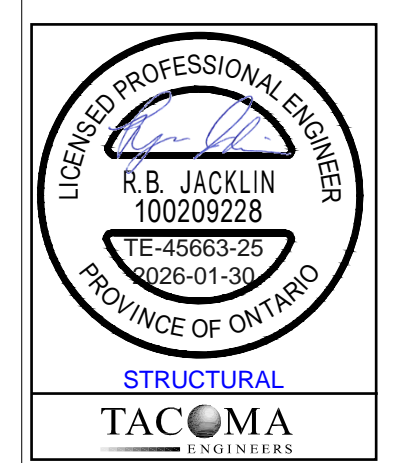


1 FRONT ELEVATION
 1/4" = 1'-0"



2 LEFT ELEVATION
 1/4" = 1'-0"

TOWN OF MILTON
 DEVELOPMENT SERVICES
 A2, GA ZONE
 ZONING REVIEWED FOR C of A
 1001 Catherine MAR. 16, 2026
 ZONING OFFICER DATE



#	DATE	DESCRIPTION
1	5-30-2025	INITIAL DESIGN
2	6-11-2025	DESIGN REVISIONS
3	7-4-2025	DESIGN REVISIONS
4	7-9-2025	DESIGN REVISIONS
5	7-23-2025	DESIGN REVISIONS
6	8-2-2025	DESIGN REVISIONS
7	8-5-2025	DESIGN REVISIONS
8	8-5-2025	DESIGN REVISIONS
9	8-21-2025	DESIGN REVISIONS
10	8-27-2025	DESIGN REVISIONS
11	9-28-2025	DESIGN REVISIONS
12	9-15-2025	DESIGN REVISIONS
13	10-16-2025	DESIGN REVISIONS
14	11-27-2025	REVISE AS PER ENR MARKUPS
15	12-16-2025	DESIGN REVISIONS
16	1-12-2026	REVISE AS PER ENR MARKUPS
17	1-27-2026	REVISE FLOOR OVER DRIVESHD

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING CODE

NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



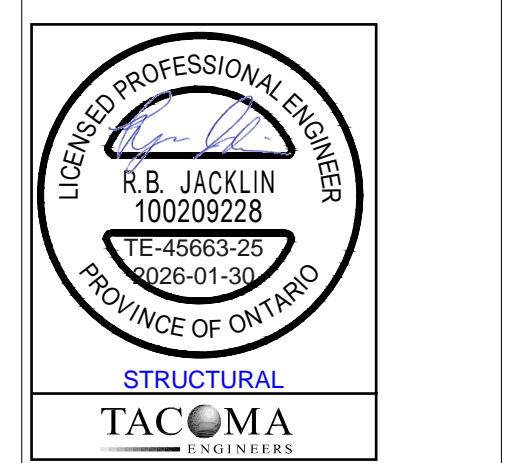
ELEVATIONS
 SCALE: 1/4" = 1'-0"

DWELLING / AG. ACCESSORY BLDG
 PROJECT ADDRESS: 13410 FIRST LINE NASAGAWEYA
 MILTON, ON

MATT JESSUP
 CURT AI

GENERAL NOTES:
 1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

TOWN OF MILTON
 DEVELOPMENT SERVICES
 ZONING REVIEWED FOR C of A ZONE
 rob.catalano MAR 16, 2026
 ZONING OFFICER DATE



#	DATE	DESCRIPTION
1	5-30-2025	INITIAL DESIGN
2	6-11-2025	DESIGN REVISIONS
3	7-4-2025	DESIGN REVISIONS
4	7-9-2025	DESIGN REVISIONS
5	7-23-2025	DESIGN REVISIONS
6	8-2-2025	DESIGN REVISIONS
7	8-5-2025	DESIGN REVISIONS
8	8-5-2025	DESIGN REVISIONS
9	8-21-2025	DESIGN REVISIONS
10	8-27-2025	DESIGN REVISIONS
11	9-29-2025	DESIGN REVISIONS
12	9-15-2025	DESIGN REVISIONS
13	10-16-2025	DESIGN REVISIONS
14	11-27-2025	REVISE AS PER ENR MARKUPS
15	12-16-2025	REVISE AS PER ENR MARKUPS
16	1-12-2026	REVISE AS PER ENR MARKUPS
17	1-27-2026	REVISE FLOOR OVER DRIVENESS

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION:
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING CODE

NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION:
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE

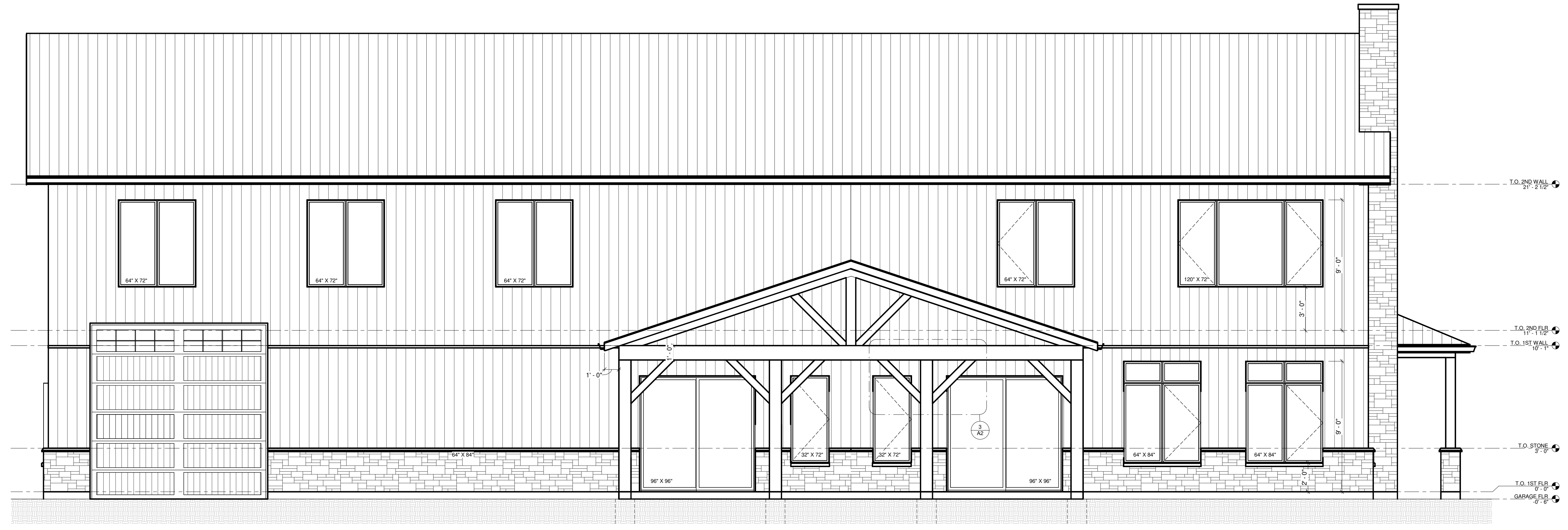
FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



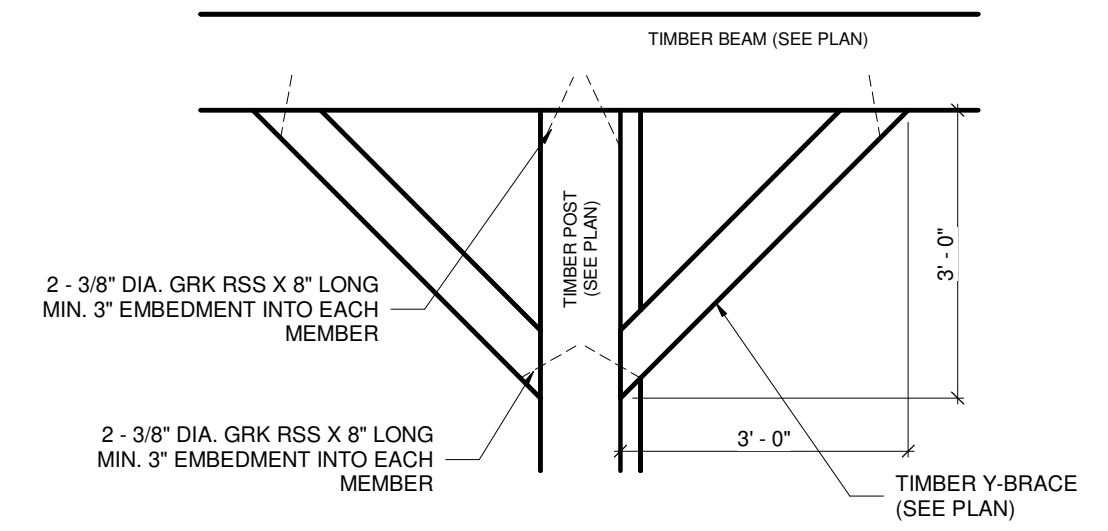
ELEVATIONS
 SCALE: As Indicated

DWELLING / AG. ACCESSORY BLDG
 PROJECT ADDRESS: 13410 FIRST LINE NASAGAWEYA
 MILTON, ON

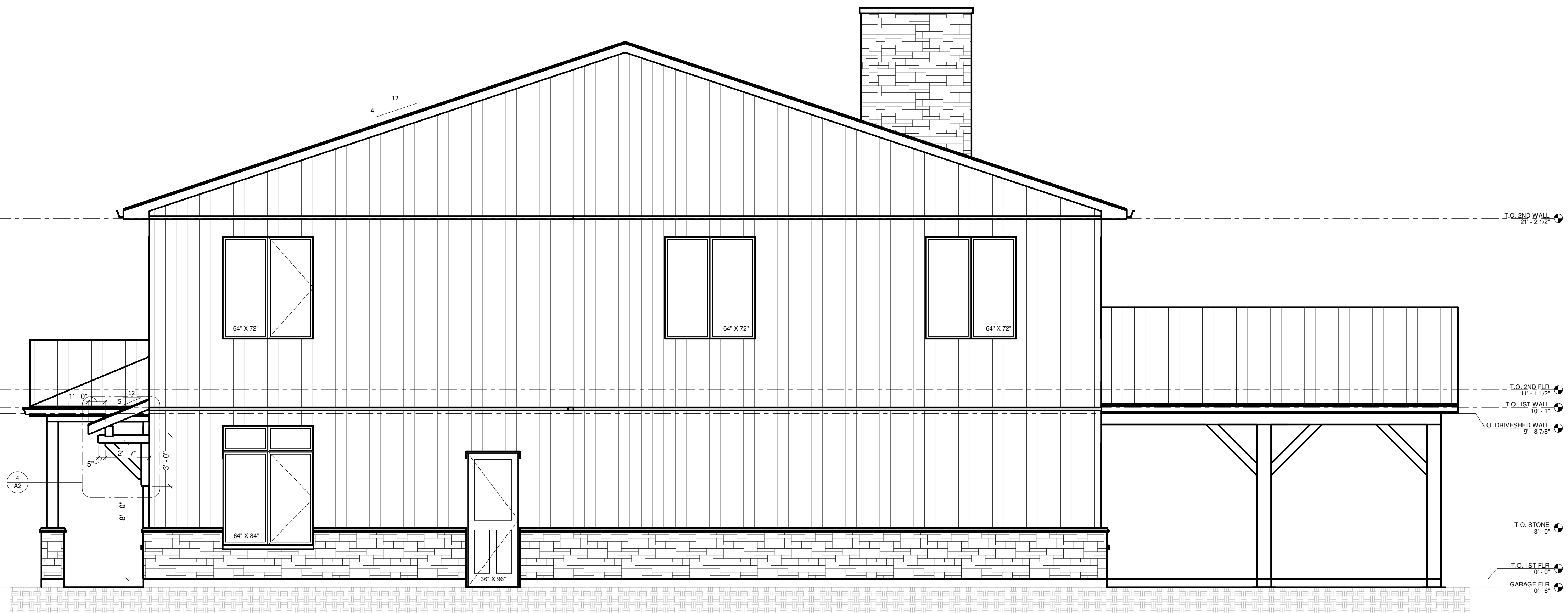
MATT JESSUP
 CURR# A2



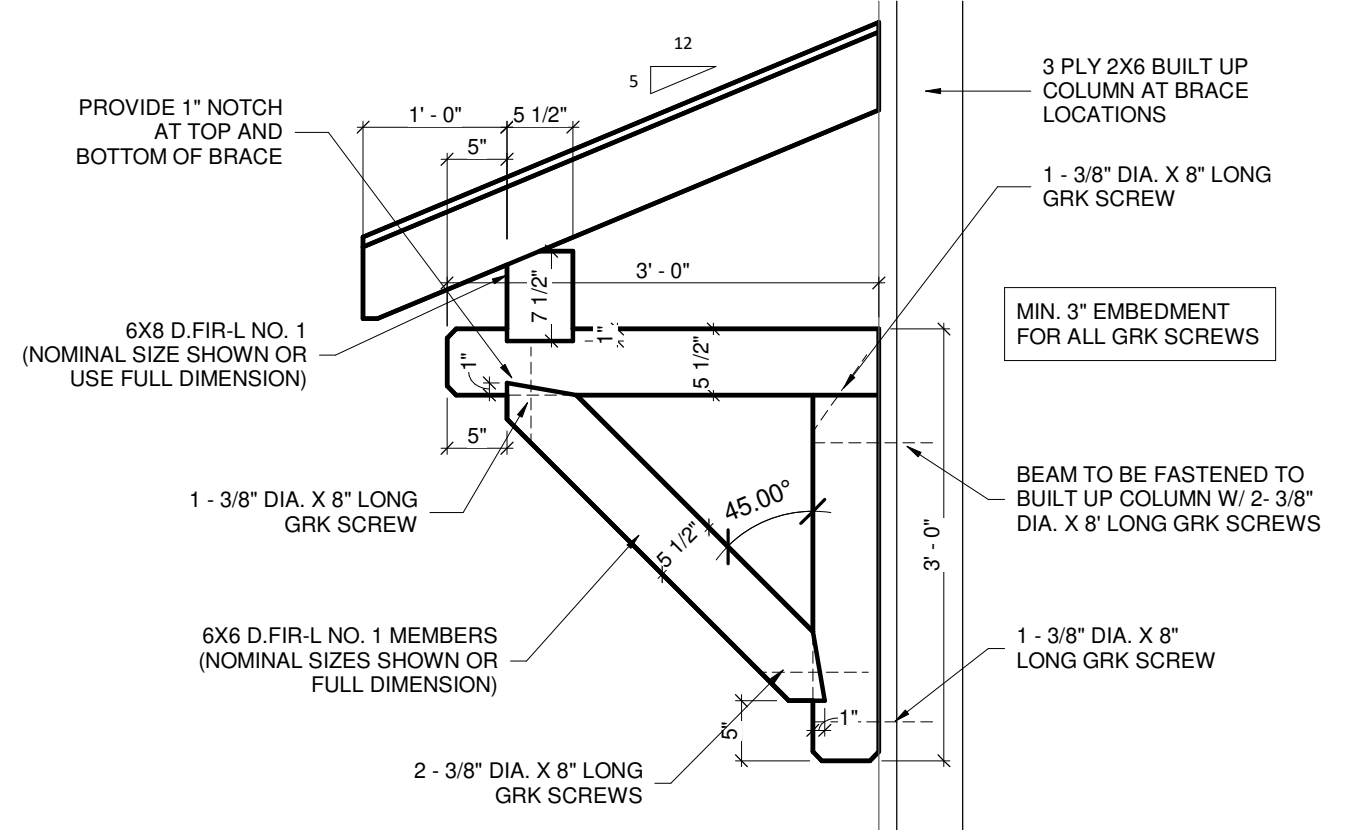
1 REAR ELEVATION
 1/4" = 1'-0"



3 REAR TIMBER BRACE / POST CONNECTION
 1/2" = 1'-0"

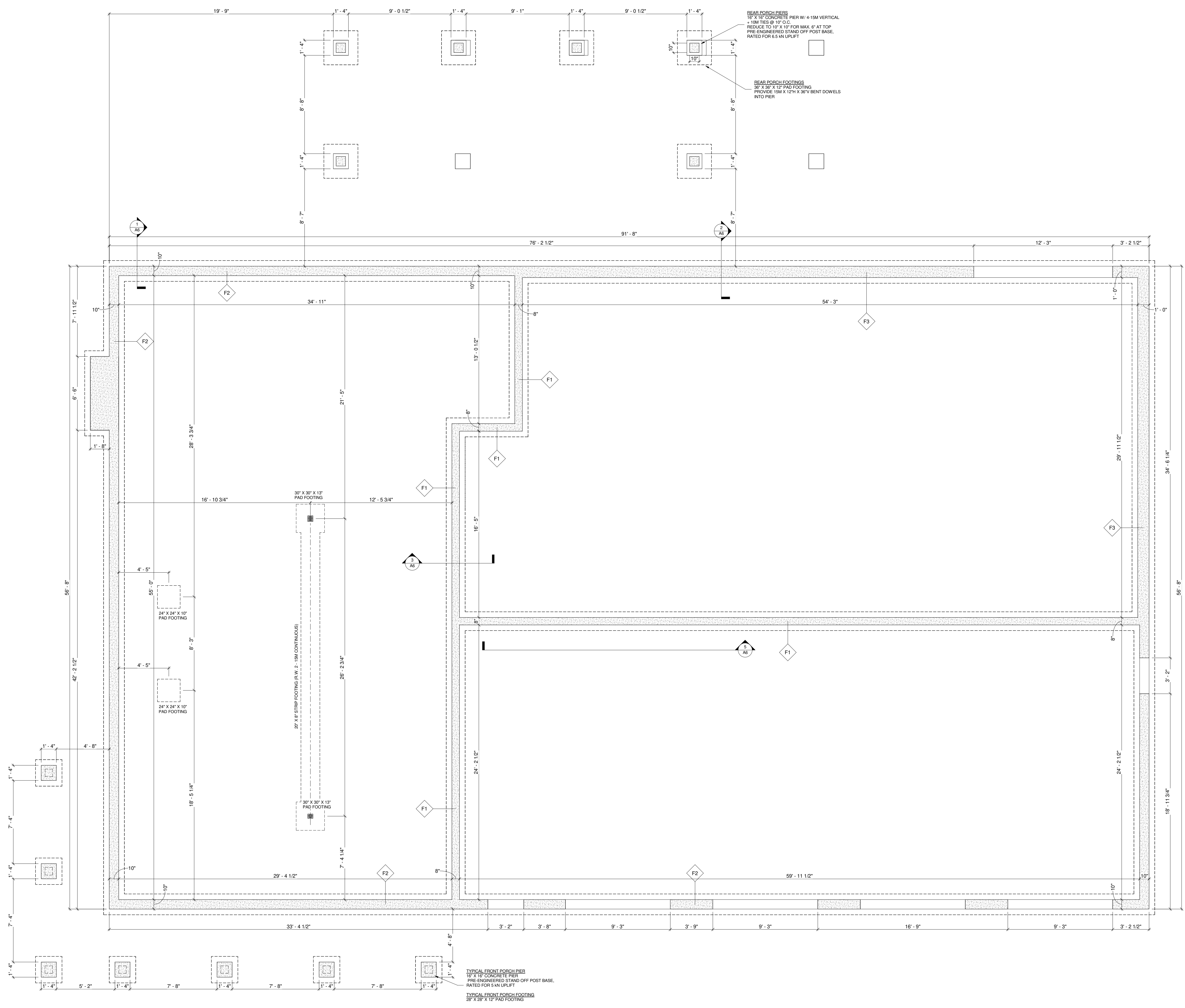


2 RIGHT ELEVATION
 1/4" = 1'-0"

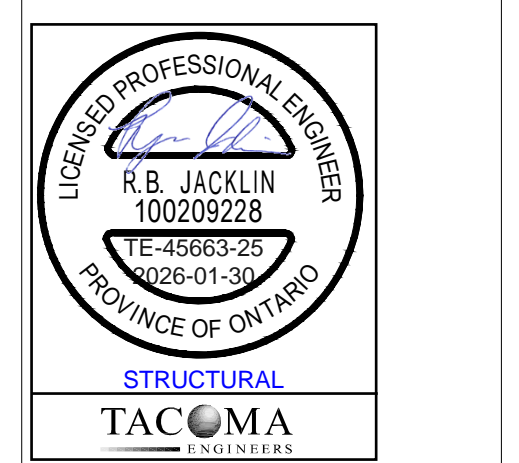


4 TIMBER BRACE DETAILS FOR CANOPY
 3/4" = 1'-0"

GENERAL NOTES:
 1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.



TOWN OF MILTON
 DEVELOPMENT SERVICES
 ZONING: REVIEWED FOR C of A
 MAR 16, 2025
 ZONING OFFICER



#	DATE	DESCRIPTION
1	5-30-2025	INITIAL DESIGN
2	6-11-2025	DESIGN REVISIONS
3	7-4-2025	DESIGN REVISIONS
4	7-9-2025	DESIGN REVISIONS
5	7-23-2025	DESIGN REVISIONS
6	8-2-2025	DESIGN REVISIONS
7	8-5-2025	DESIGN REVISIONS
8	8-5-2025	DESIGN REVISIONS
9	8-21-2025	DESIGN REVISIONS
10	8-27-2025	DESIGN REVISIONS
11	9-28-2025	DESIGN REVISIONS
12	9-15-2025	DESIGN REVISIONS
13	10-16-2025	DESIGN REVISIONS
14	11-27-2025	REVISE AS PER ENCL MARKUPS
15	12-16-2025	DESIGN REVISIONS
16	1-12-2026	REVISE AS PER ENCL MARKUPS
17	1-27-2026	REVISE FLOOR OVER DRIVEN/REVISED

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

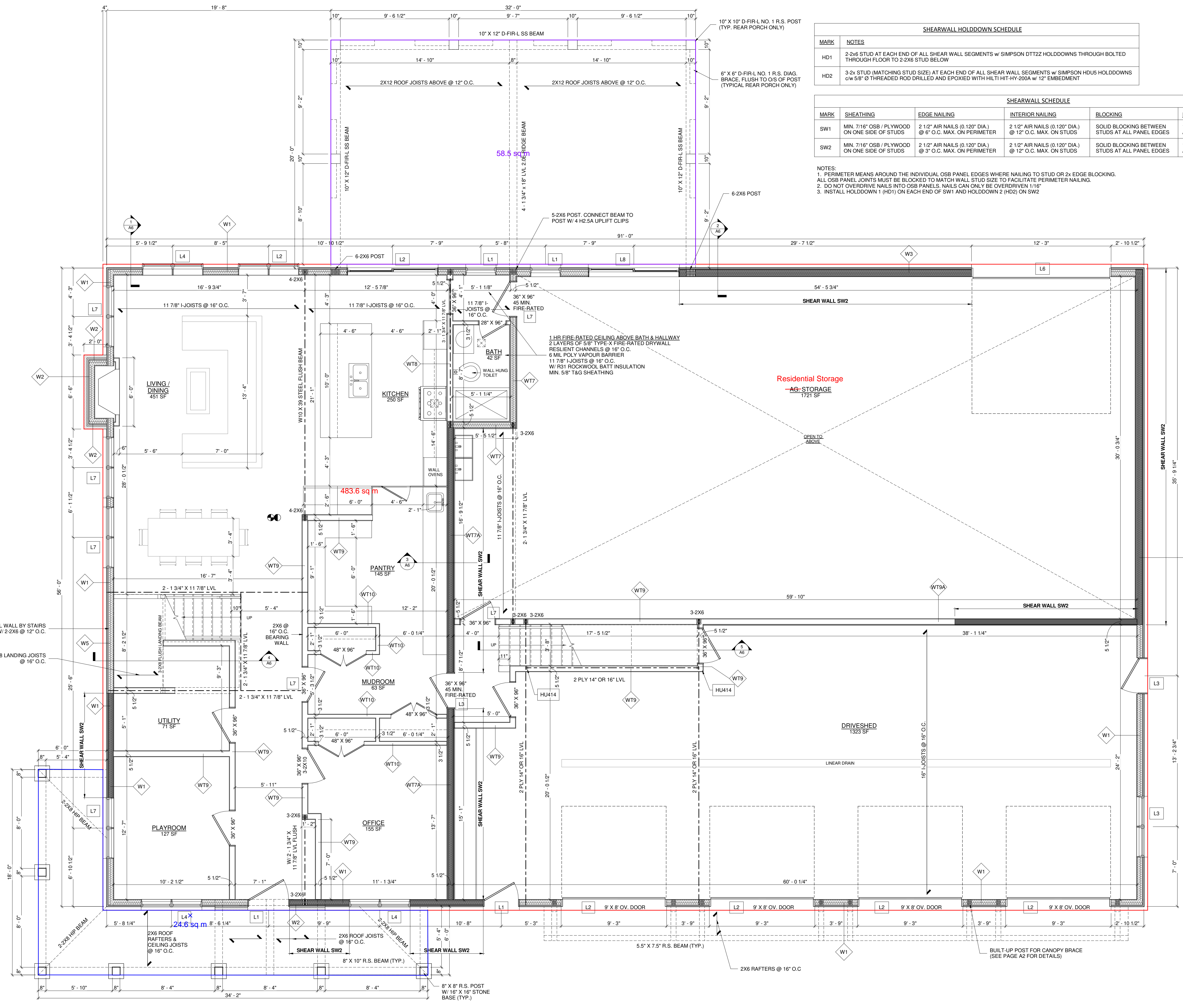
FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

DWELLING / AG. ACCESSORY BLDG
 PROJECT ADDRESS: 13410 FIRST LINE NASAGAWEYA
 MILTON, ON

MATT JESSUP
 CURT A3



SHEARWALL HOLDDOWN SCHEDULE	
MARK	NOTES
HD1	2-2x6 STUD AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON DTT2Z HOLDDOWNS THROUGH BOLTED THROUGH FLOOR TO 2-2X6 STUD BELOW
HD2	3-2x STUD (MATCHING STUD SIZE) AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON HDU5 HOLDDOWNS c/w 5/8" Ø THREADED ROD DRILLED AND EPOXIED WITH HITI-HI-200A w/ 12" EMBEDMENT

SHEARWALL SCHEDULE					
MARK	SHEATHING	EDGE NAILING	INTERIOR NAILING	BLOCKING	BOTTOM PLATE ANCHORS
SW1	MIN. 7/16" OSB / PLYWOOD ON ONE SIDE OF STUDS	2 1/2" AIR NAILS (0.120" DIA.) @ 6" O.C. MAX. ON PERIMETER	2 1/2" AIR NAILS (0.120" DIA.) @ 12" O.C. MAX. ON STUDS	SOLID BLOCKING BETWEEN STUDS AT ALL PANEL EDGES	1/2" DIA. X 12" LONG HOOKED ANCHORS @ 48" O.C.
SW2	MIN. 7/16" OSB / PLYWOOD ON ONE SIDE OF STUDS	2 1/2" AIR NAILS (0.120" DIA.) @ 3" O.C. MAX. ON PERIMETER	2 1/2" AIR NAILS (0.120" DIA.) @ 12" O.C. MAX. ON STUDS	SOLID BLOCKING BETWEEN STUDS AT ALL PANEL EDGES	1/2" DIA. X 12" LONG HOOKED ANCHORS @ 48" O.C.

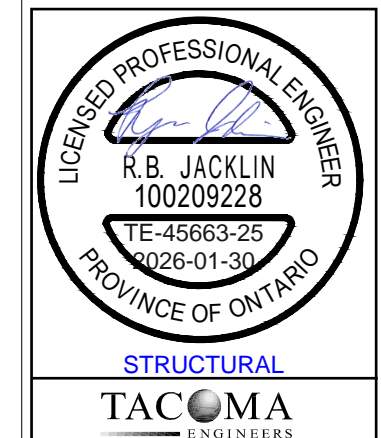
NOTES:
 1. PERIMETER MEANS AROUND THE INDIVIDUAL OSB PANEL EDGES WHERE NAILING TO STUD OR 2x EDGE BLOCKING.
 ALL OSB PANEL JOINTS MUST BE BLOCKED TO MATCH WALL STUD SIZE TO FACILITATE PERIMETER NAILING.
 2. DO NOT OVERDRIVE NAILS INTO OSB PANELS. NAILS CAN ONLY BE OVERDRIVEN 1/16"
 3. INSTALL HOLDDOWN 1 (HD1) ON EACH END OF SW1 AND HOLDDOWN 2 (HD2) ON SW2



Dwelling Footprint area:
566.7 sq. m.

LINTEL SCHEDULE:	
L1	3-2X10 C/W 2J-2K POST EACH SIDE
L2	3 - 1 3/4" X 11 7/8" LVL 2.0E C/W 2J-2K POST EACH SIDE
L3	2-2X6 C/W 1J-1K POST EACH SIDE
L4	2-2X6 C/W 1J-2K POST EACH SIDE
L5	2-2X6 C/W 1J-5K POST EACH SIDE
L6	3 - 1 3/4" X 11 7/8" LVL 2.0E C/W 3J-5K POST EACH SIDE
L7	2-2X10 C/W 1J-1K POST EACH SIDE
L8	2 - 1 3/4" X 11 7/8" LVL 2.0E C/W 2J-4K POST EACH SIDE

GENERAL NOTES:
 1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.



- INTERCONNECTED SMOKE DETECTOR W/ VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE DETECTOR
- DIRECT VENTED EXHAUST FAN

REVISIONS	
#	DATE DESCRIPTION
1	5-30-2025 INITIAL DESIGN
2	6-11-2025 DESIGN REVISIONS
3	7-4-2025 DESIGN REVISIONS
4	7-9-2025 DESIGN REVISIONS
5	7-23-2025 DESIGN REVISIONS
6	8-2-2025 DESIGN REVISIONS
7	8-5-2025 DESIGN REVISIONS
8	8-5-2025 DESIGN REVISIONS
9	8-21-2025 DESIGN REVISIONS
10	8-27-2025 DESIGN REVISIONS
11	9-28-2025 DESIGN REVISIONS
12	9-15-2025 DESIGN REVISIONS
13	10-16-2025 DESIGN REVISIONS
14	11-27-2025 REVISE AS PER ENCL MARKUPS
15	12-16-2025 DESIGN REVISIONS
16	1-12-2026 REVISE AS PER ENCL MARKUPS
17	1-27-2026 REVISE FLOOR OVER DRIVESHED

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION:
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION:
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DWELLING / AG, ACCESSORY BLDG
 PROJECT ADDRESS: 13410 FIRST LINE NASAGAWEYA
 MILTON, ON

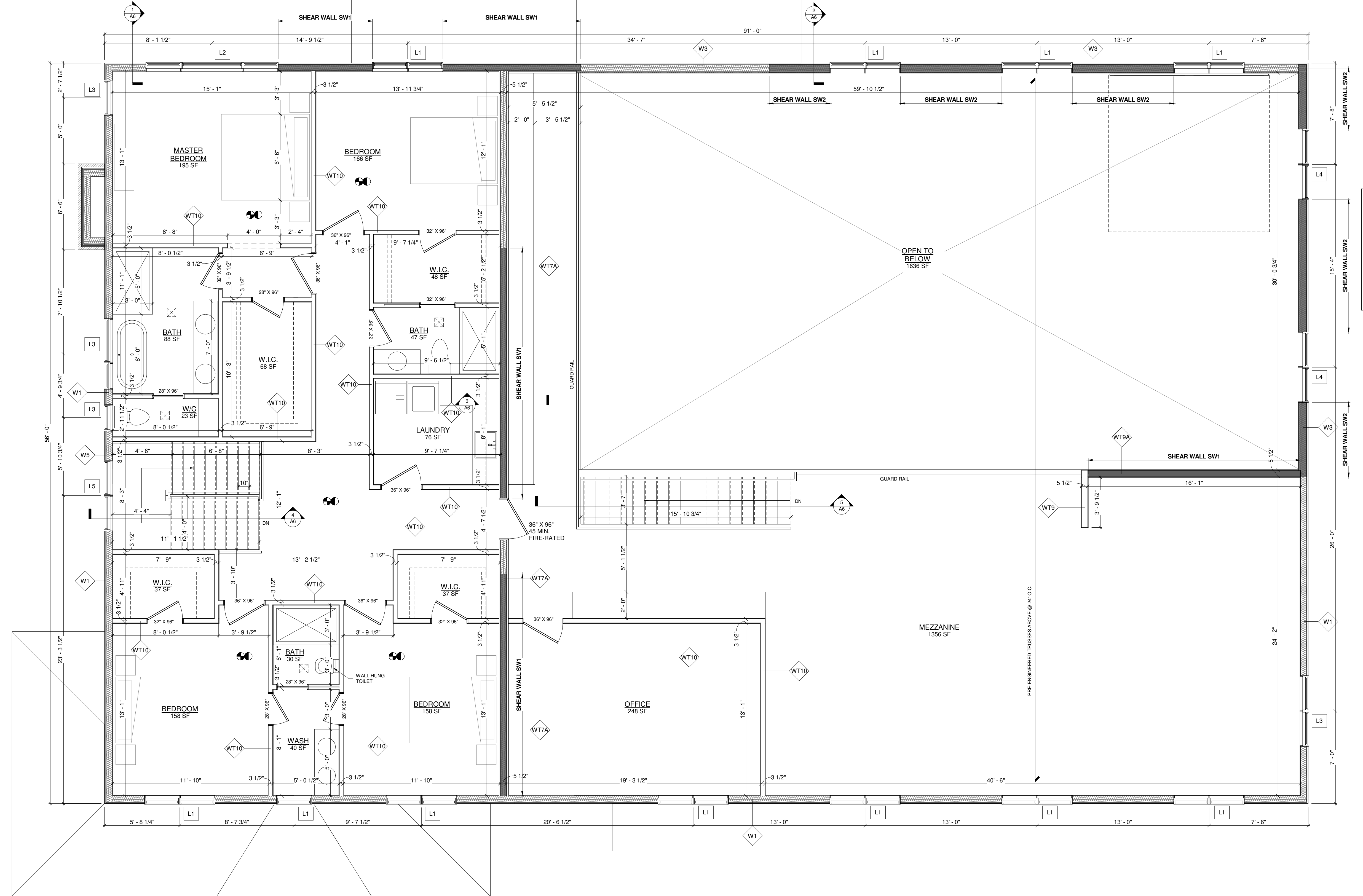
MATT JESSUP
 CURR: A4

GENERAL NOTES:
 1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

SHEARWALL HOLDDOWN SCHEDULE	
MARK	NOTES
HD1	2-2x6 STUD AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON DTT2Z HOLDDOWNS THROUGH BOLTED THROUGH FLOOR TO 2-2x6 STUD BELOW
HD2	3-2x STUD (MATCHING STUD SIZE) AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON HDU5 HOLDDOWNS c/w 5/8" Ø THREADED ROD DRILLED AND EPOXIED WITH HILTI HIT-HY-200A w/ 12" EMBEDMENT

SHEARWALL SCHEDULE					
MARK	SHEATHING	EDGE NAILING	INTERIOR NAILING	BLOCKING	BOTTOM PLATE ANCHORS
SW1	MIN. 7/16" OSB / PLYWOOD ON ONE SIDE OF STUDS	2 1/2" AIR NAILS (0.120" DIA.) @ 6" O.C. MAX. ON PERIMETER	2 1/2" AIR NAILS (0.120" DIA.) @ 12" O.C. MAX. ON STUDS	SOLID BLOCKING BETWEEN STUDS AT ALL PANEL EDGES	1/2" DIA. X 12" LONG HOOKED ANCHORS @ 48" O.C.
SW2	MIN. 7/16" OSB / PLYWOOD ON ONE SIDE OF STUDS	2 1/2" AIR NAILS (0.120" DIA.) @ 3" O.C. MAX. ON PERIMETER	2 1/2" AIR NAILS (0.120" DIA.) @ 12" O.C. MAX. ON STUDS	SOLID BLOCKING BETWEEN STUDS AT ALL PANEL EDGES	1/2" DIA. X 12" LONG HOOKED ANCHORS @ 48" O.C.

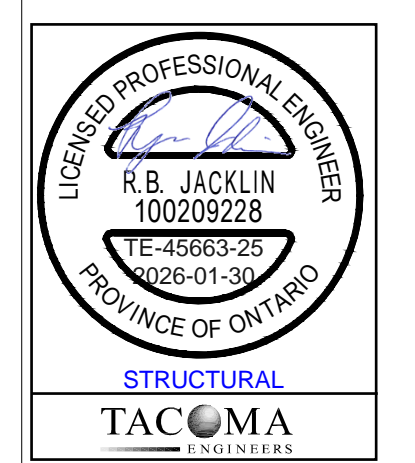
NOTES:
 1. PERIMETER MEANS AROUND THE INDIVIDUAL OSB PANEL EDGES WHERE NAILING TO STUD OR 2x EDGE BLOCKING.
 ALL OSB PANEL JOINTS MUST BE BLOCKED TO MATCH WALL STUD SIZE TO FACILITATE PERIMETER NAILING.
 2. DO NOT OVERDRIVE NAILS INTO OSB PANELS. NAILS CAN ONLY BE OVERDRIVEN 1/16"
 3. INSTALL HOLDDOWN 1 (HD1) ON EACH END OF SW1 AND HOLDDOWN 2 (HD2) ON SW2



LINTEL SCHEDULE:

- L1 - 3-2X10 C/W 2J-2K POST EACH SIDE
- L2 - 3 - 1 3/4" X 11 7/8" LVL 2.0E C/W 2J-2K POST EACH SIDE
- L3 - 2-2X6 C/W 1J-1K POST EACH SIDE
- L4 - 2-2X6 C/W 1J-2K POST EACH SIDE
- L5 - 2-2X6 C/W 1J-5K POST EACH SIDE
- L6 - 3 - 1 3/4" X 11 7/8" LVL 2.0E C/W 3J-5K POST EACH SIDE
- L7 - 2-2X10 C/W 1J-1K POST EACH SIDE
- L8 - 2-1 3/4" X 11 7/8" LVL 2.0E C/W 2J-4K POST EACH SIDE

TOWN OF MILTON
 DEVELOPMENT SERVICES
 A2, GA ZONE
 ZONING: REVIEWED FOR C of A
 rob.catarino MAR 16, 2026
 ZONING OFFICER DATE



#	DATE	DESCRIPTION
1	5-30-2025	INITIAL DESIGN
2	6-11-2025	DESIGN REVISIONS
3	7-4-2025	DESIGN REVISIONS
4	7-9-2025	DESIGN REVISIONS
5	7-23-2025	DESIGN REVISIONS
6	8-2-2025	DESIGN REVISIONS
7	8-5-2025	DESIGN REVISIONS
8	8-20-2025	DESIGN REVISIONS
9	8-21-2025	DESIGN REVISIONS
10	8-27-2025	DESIGN REVISIONS
11	9-28-2025	DESIGN REVISIONS
12	9-15-2025	DESIGN REVISIONS
13	10-16-2025	DESIGN REVISIONS
14	11-27-2025	REVISE AS PER ENCL MARKUPS
15	12-16-2025	DESIGN REVISIONS
16	1-12-2026	REVISE AS PER ENCL MARKUPS
17	1-27-2026	REVISE FLOOR OVER DRIVESHE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION:
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE
 NAME: SCOTT GROEN
 BCIN: 38749

REGISTRATION INFORMATION:
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE
 FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
 BCIN: 43607



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DWELLING / AG. ACCESSORY BLDG
 PROJECT ADDRESS: 13410 FIRST LINE NASAGAWEYA
 MILTON, ON

MATT JESSUP
 CURR
 A5



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: April 30, 2026

File No: A-26-010M

Subject: 3340 Given Lane

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Durante Group of Companies and stamped by Town Zoning on March 6, 2026.
2. That the Owner obtains a Conservation Halton Permit or clearance for the existing covered rear porch.
3. That a Building Permit be obtained within two (2) years from the date of the decision; and
4. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to permit:

1. To allow for an additional (detached) garage on the subject property;
2. To allow for the additional (detached) garage to have a maximum height of 5.59 metres, a difference of 1.29 metres;
3. To recognize the existing driveway widths as follows:
 - Approaching the existing attached garage of 10.2 metres, a difference of + 2.2 metres;
 - Diameter of driveway turning circle of 20.1 metres, a difference of + 12.1 metres;
4. To recognize a rear lot line setback of 1.03 metres, a difference of - 1.97 metres.

The subject property is known municipally as 3340 Given Lane. The subject property contains a single-detached dwelling with an attached three-car garage. Surrounding uses are residential and institutional as the rear of the property backs onto the Sherwood District Park.

General Description of Application

The applicant is requesting relief from the Town's Zoning By-law to permit a second garage which will be detached on the subject property as well as seek permission to increase the height of the proposed detached garage. Further, additional variances are being requested to recognize the size of the existing driveway and located on the rear covered porch.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A of the Town's Official Plan and further identified as Residential Area on Schedule C.8.D of the Sherwood Survey Secondary Plan. The Residential Area designation permits a variety of residential uses, including single detached dwellings and accessory buildings and structures.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned Residential Low Density (RLD) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD zone permits a variety of residential uses, including detached dwellings as well as accessory buildings and structures.

Variance One: Additional Garage

Section 4.2.2.1 i) of the Town's Zoning By-law states that a maximum of one garage is permitted on a lot. The applicant is proposing to allow for an additional (detached) garage to be located on the property, a difference of + 1 garage.

Variance Two: Height Increase

Section 4.2.2.2 i) d) of the Town's Zoning By-law states that the maximum permitted height of a detached garage is 4.3 metres. The applicant is proposing to allow for a detached garage height of 5.59 metres, a difference of + 1.29 metres.

Variance Three: Driveway Width Increase

Section 5.6.2 iv) d) E) of the Town's Zoning By-law states that on a lot having a frontage greater than 11.5 metres the maximum permitted residential driveway width is 8.0 metres. The applicant is requesting permission to recognize the existing driveway width as follows:

- Approaching existing attached garage 10.2 metres, a difference of + 2.2 metres; and
- Diameter of driveway turning circle 20.1 metres, a difference of + 12.1 metres.

Variance Four: Covered Porch Setback

Section 4.19.5 i) Table 4H of the Town's Zoning By-law states that the minimum setback of a covered porch from the rear lot line is 3.0 metres. The applicant is requesting permission to

Zoning

recognize the existing covered porch which is setback 1.03 metres from the rear lot line, a difference of - 1.97 metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 20, 2026. As of the writing of this report on April 22, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies. Town staff have included a condition of development approval which requires the Owner to obtain Conservation Halton permit and/or clearance at the time of Building Permit review for the rear covered porch.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of a second garage (detached) on the subject property and as well as allow for the proposed garage to have an increase in height. Further, two other variances have been requested to address current conditions related to the existing driveway and covered rear porch.

Variance One & Two: Additional Garage & Height Increase

The applicant is proposing to allow for an additional (detached) garage to be located on the property and further, the proposed garage is seeking additional permission to allow for a height of 5.59 metres. The applicant has confirmed that there are a number of personal vehicles and items which are required to be stored on the property and triggered the need for the additional garage. The applicant has also confirmed that the loft area will provide storage space. The proposed detached garage meets the minimum side yard setbacks and is setback sufficiently from surrounding properties. Planning staff do not have concerns that the proposed garage and height increase will negatively impact the surrounding properties.

Variance Three: Driveway Width

The applicant is requesting permission to recognize the existing driveway width, approaching existing attached garage 10.2 metres as well as the diameter of driveway turning circle 20.1 metres. The subject property is uniquely shaped, and the existing dwelling is setback quite substantially from the road. Planning staff do not have concerns with driveway shape as it is setback from surrounding properties and provides access to the existing and proposed garage.

Variance Four: Covered Porch Setback

The applicant is requesting permission to recognize the existing covered porch which is setback 1.03 metres from the rear lot line. The rear of the property is located adjacent to a Natural Heritage



Consultation

Buffer which is owned by the Town and zoned for protection. The minimal setback from the covered perch will not impact on the existing properties or neighbours, Planning staff do not have any concerns and are supportive of the stairs being removed which are located closer to the rear lot line. Noted above is the requirement to ensure Conservation Halton provides permit or clearance.

Planning staff have reviewed the requested variances and offer no objection to their approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

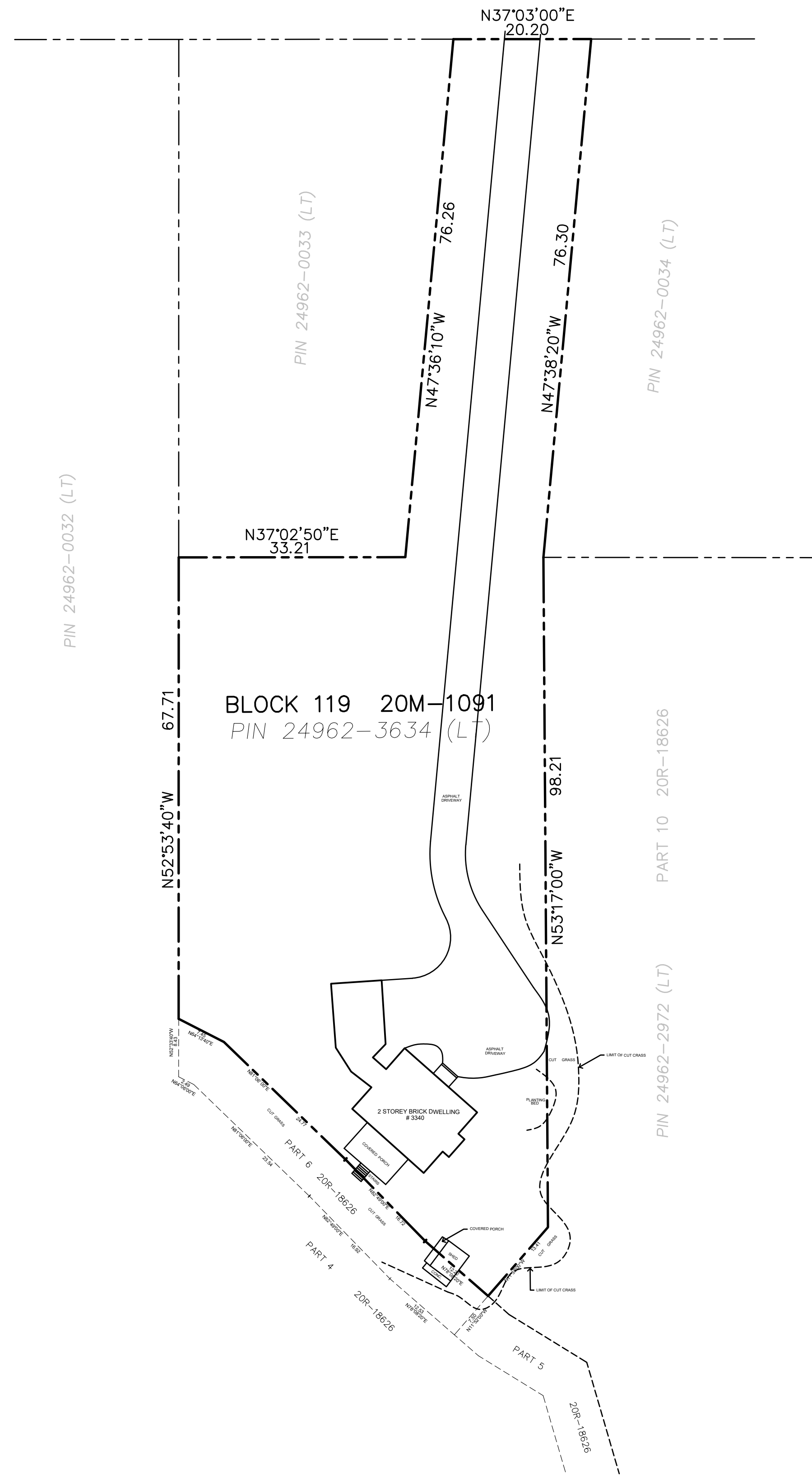
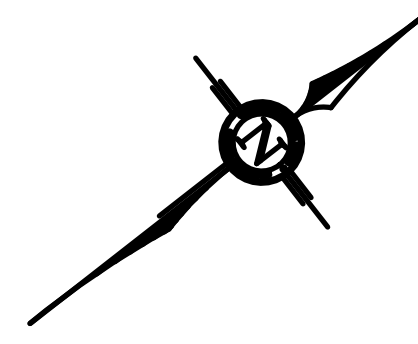
For questions, please contact:

Phone: Ext. 2311

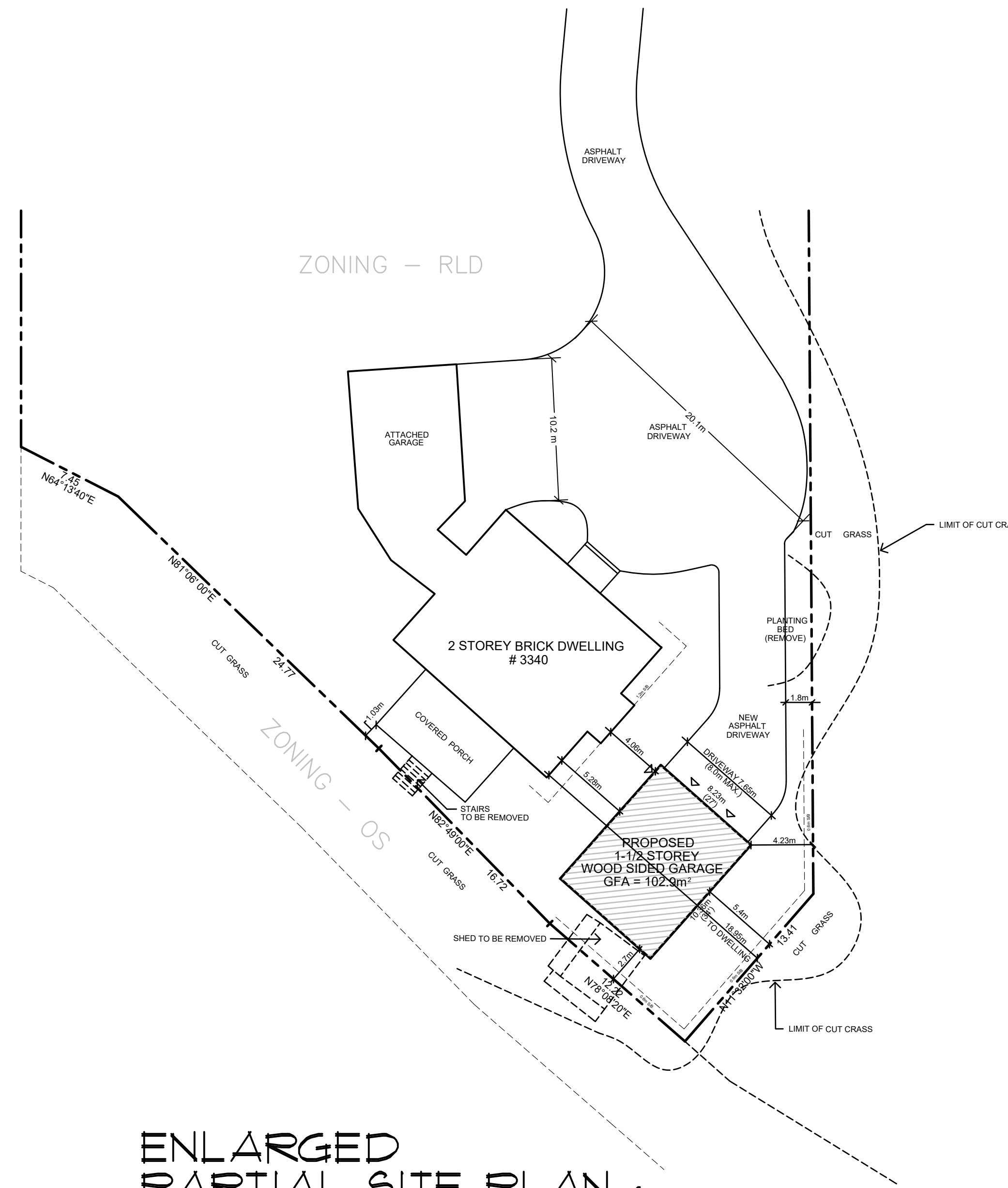
Attachments

Figure 1 - Site Plan

GIVEN LANE
PIN 24963-0050 (LT)



EXISTING SITE SURVEY :
1:500



ENLARGED
PARTIAL SITE PLAN :
1:250

SITE STATISTICS :

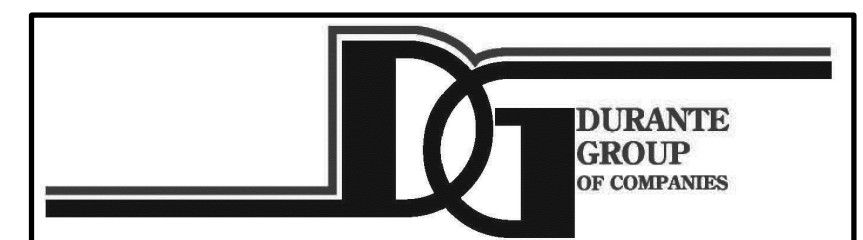
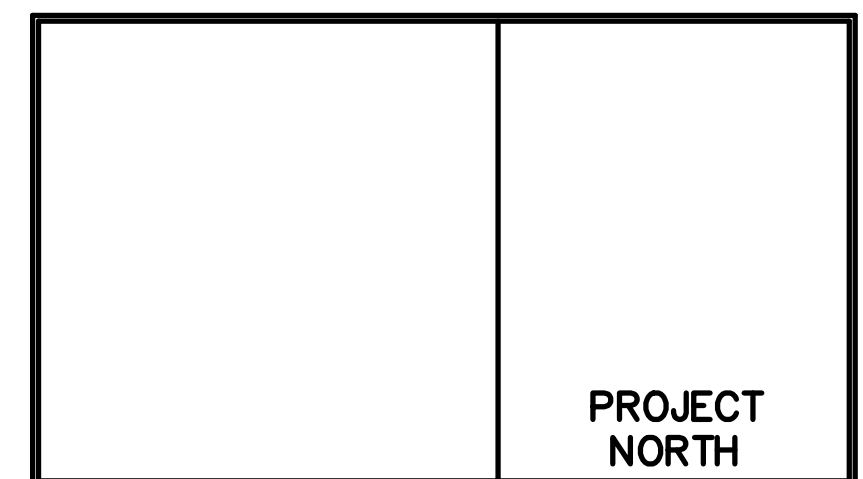
PROVISION :	EXISTING	PROPOSED
LOT FRONTAGE	20.20m	
LOT AREA	6,347.92m ²	
FRONT YARD S/B	13.9m	
REAR YARD S/B	10.9m	2.70m (ACCESSORY)
SIDE YARD S/B (WEST)	22.32m	
SIDE YARD S/B (EAST)	10.26m	4.23m (ACCESSORY)
EXISTING LOT COVERAGE	= 5.2%	
PROPOSED LOT COVERAGE	= 6.2%	
PROPOSED DETACHED GARAGE GFA	= 102.9 SQ.M.	
PROPOSED LANDSCAPE OPEN SPACE COVERAGE	= 79.3%	
PROPOSED BUILDING HEIGHT	= 5.93m	
GARAGE DOOR HEIGHT	= 2.44m	
GARAGE INTERNAL LENGTH	= 10.08m, INTERNAL WIDTH = 1.95m	

Contractors must verify all dimensions and report any discrepancies or omissions to the designer before commencing the work.
Prints are not to be scaled.

GENERAL NOTES :



No.	DATE	REVISION
2.	FEB. 9/26	ISSUED FOR SUBMISSION
1	JULY 31/25	ISSUED FOR REVIEW



401 WHEELABRATOR WAY MILTON, ONTARIO L9T 3C1
PHONE : (905) 878-6273
FAX : (905) 878-9646
durante@durantegroup.com

PROJECT
PROPOSED 3 BAY DETACHED GARAGE :
DURANTE RESIDENCE
3340 GIVEN LANE - MILTON, ON

CLIENT
MIRCO DURANTE

DRAWING SITE PLAN		
DRAWN	S.A.M.	CFN
CHECKED		
DATE	JULY 2025	DRAWING No.
SCALE	1:500	SP1
PROJECT No.	12508	



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: April 30, 2026

File No: A26-018M

Subject: 7 Peru Road

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Shafe Inc. and stamped by Town Zoning on March 24, 2026.
2. That the Owner provides Development Engineering with an Engineering Grading Plan (signed and stamped by a Qualified Professional) for their review and satisfaction.
3. That the Owner updates the Site Plan to include a note about erosion and sediment control measures and ensuring works are controlled and contained to the subject property.
4. That the Owner updates the Site Plan to include a note regarding works within the municipal road allowance.
5. That the Owner obtains an Entrance Permit.
6. That a Building Permit be obtained within two (2) years from the date of the decision; and
7. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested:

1. To allow an interior side yard setback (for one of the side yards) of 3.18 metres, a difference of - 1.82 metres;
2. To allow for a garage face to extend 2.1 metres beyond the building front wall of the first storey, a difference of + 0.3 metres; and
3. To allow for a porch depth of 2.05 metres, a difference of + 0.85 metres.

General Description of Application

The subject property is known municipally as 7 Peru Road and located near the corner of Peru Road and Steeles Avenue West. The subject property contains a single-detached dwelling which will be demolished. The applicant is proposing to construct a new single-detached dwelling with an attached three car garage. Surrounding uses are residential and rural (agricultural and environmental) lands.

This minor variance application is a result of a proposed custom home on the subject property.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A (Urban Land Use Plan) of the Town's Official Plan. It should be noted that a portion of the rear of the property is identified as Natural Heritage System. The Residential Area designation permits single-detached dwellings and accessory structures.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned Site Specific Residential Medium Density 2 (RMD2*371) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD1 zone permits a variety of residential uses, including detached dwellings.

Variance One: Interior Side Yard Setback

Section 6.2 Table 6B-1 Footnote (*4), i) d) of the Town's Zoning By-law states that for a detached dwelling with an attached garage, the minimum interior side yard setback is 5 metres where the lot frontage is equal to or greater than 30 metres. The applicant is requesting permission to allow for an interior side yard setback of 3.18 metres, a difference of - 1.82 metres, to facilitate the proposed development.

Variance Two: Garage Face Extension

Section 6.3.3, ii) a) of the Town's Zoning By-law states that for a dwelling with an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 metres provide that a front porch/veranda is constructed with a maximum depth of 1.2 metres. The applicant is requesting permission to allow for the garage face to extend 2.1 metres beyond the building front wall of the first storey, a difference of + 0.3 metres, to facilitate the proposed development.

Variance Three: Porch Depth

Section 6.3.3 ii) a) of the Town's Zoning By-law states that for a dwelling with an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 meters provided that a front porch/veranda is constructed with a maximum depth of 1.2 metres.

Zoning

The applicant is requesting permission to allow for a porch with a depth of 2.05 metres, a difference of + 0.85 metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act April 20, 2026. As of the writing of this report on April 22, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Engineering requires additional information and studies to be provided at the time of Building Permit review and approval. Conditions of development approval have been included to ensure that the following are provided:

- Complete, engineered grading plan prepared, signed, and sealed by a licensed Professional Engineer (or Professional Land Surveyor where applicable)
- The Site Plan must be updated with the following note: "Prior to commencement of any works within municipal road allowance, the Owner is responsible for obtaining all necessary permits from the Engineering Services Department, Town of Milton, for the purposes of vehicular access to the property, (Entrance Permit)."
- Site Plan must be updated with the following note: "The Contractor is fully responsible to ensure that all erosion and sedimentation resulting from the proposed works is controlled and contained within the work site."

Development Services Comments

The applicant has requested a minor variance application to seek relief from three sections of the Town's Zoning By-law (016-2014) to facilitate the development of a custom built single-detached dwelling which includes specific design features. The existing dwelling and attached garage will be demolished ahead of time.

Variance One: Interior Side Yard Setback

The applicant is requesting permission to allow for an interior side yard setback of 3.18 metres, a difference of - 1.82 metres. Planning staff do not have any concerns with the proposed interior side yard setback as its in keeping with the existing setback. Development Engineering did not have any concerns with the proposed setback.

Variance Two: Garage Face Extension & Variance Three: Porch Depth

The applicant is requesting permission to allow for the garage face to extend 2.1 metres beyond the building front wall of the first storey, a difference of + 0.3 metres. Further, the applicant is requesting permission to allow for a porch with a depth of 2.05 metres, a difference of + 0.85



Consultation

metres. Planning staff do not have any concerns with the two variances requested to allow for the garage face and porch wall to both extend further out. There will be no impact to the surrounding properties as these are minimal design standards being requested to facilitate the custom home.

Planning staff have reviewed the requested variances and offer no objection to their approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 - Site Plan

COPYRIGHT REMAINS THE PROPERTY OF SHAFI INC. THESE PLANS, DESIGN AND INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF SHAFI INC. AND MUST NOT BE LENT, RESOLD, HIRED OUT OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY JOB AT SITE.

WORK NOT SPECIFICALLY DETAILED HEREWITH SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY'S ZONING BY-LAWS AND STANDARDS. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION. IF THE SITE CONDITIONS ENCOUNTERED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV.C.32.5.1 OF OBC
 NAME: SALMAN ELLAHI 105262 BCIN
REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV.C.32.4.1 OF OBC
 NAME: SHAFI INC. 131679 BCIN

DESIGNER
SHAFI Inc.
 BUILDING FOR FUTURE
 Permit Drawings | Construction |
 Project Management |
 Developments
 126 Burnhamthorpe Rd East |
 Unit A | Oakville | ON | L6H 0X9
 m: +1.647.471.7441
 e: info@shafinc.com
 www.shafinc.com

CONTRACTOR



TOWN OF MILTON
 DEVELOPMENT SERVICES
 RLD2*371 ZONE
ZONING: REVIEWED FOR C of A
 yaseen.albarim MAR 24, 2026
 ZONING OFFICER DATE

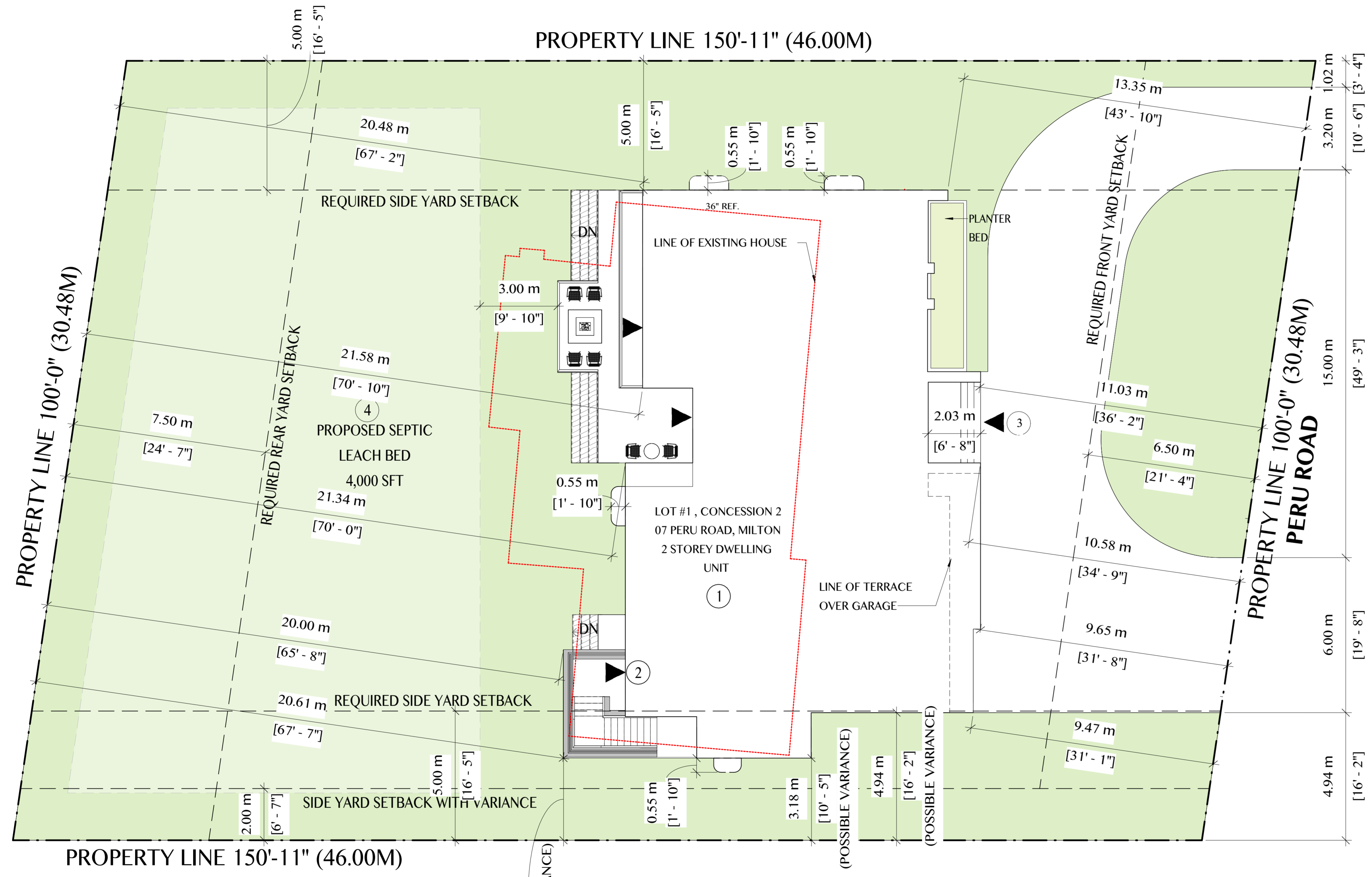
No.	Description	Date
01	SCHEMATIC DESIGN	2025.11.07

2 STOREY CUSTOM HOUSE
 07 PERU RD, MILTON

PROPOSED SITE PLAN

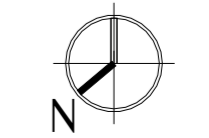
Project number: 25-5255
 Date: 2025.11.25
 Drawn by: RS
 Checked by: MA

A007



1 PROPOSED SITE PLAN.
 SCALE: 1/8" = 1'-0"

- 1 PROPOSED 2 STOREY CUSTOM HOUSE
- 2 BELOW GRADE ENTRANCE FROM SIDE YARD
- 3 ABOVE GRADE ENTRANCE
- 4 PROPOSED LOCATION FOR SEPTIC BED





The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: April 30, 2026

File No: A26-011M

Subject: 501 Ontario Street South

Recommendation: THAT the application for minor variance **BE APPROVED.**

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to permit:

- To allow for the definition of 'lot' to mean the following: "for the purposes of administering the zoning by-law any lot lines created by a Plan of Condominium within the lot boundaries shall be deemed not to exist"

The subject property is known as 501 Ontario Street South and located near the corner of Ontario Street South and Laurier Avenue. The subject property is related to a Site Plan application (SP-25/24). The Site Plan application is facilitating the construction of a six-storey residential building on the subject property, and two other buildings are included in the second phase of the development. Surrounding uses are residential and commercial.

The purpose of this minor variance application is to amend the Town's definition of lot to the subject property to allow for the condominium boundary lines to not exist for the purposes of administering the Town's Zoning By-law 016-2014).

The proposed development is being reviewed through a related Site Plan application (SP-25/24) and Plan of Condominium application (24CDM-25004M) which captures Building A however, Building B and C will proceed at later time. It was identified through this process that a minor variance application would be required to address the definition of "lot" given that Buildings B and C will proceed through a separate Plan of Condominium application.



Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A of the Urban Land Use Plan of the Town of Milton's Official Plan. The permissions in this designation allow for high density residential uses.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned Site Specific Residential High Density Zone (RHD*336) and Site Specific Natural Heritage System Zone (NHS*337) under the Town of Milton Zoning By-law 016-2014, as amended. The proposed development of residential uses is within the lands zoned as RHD*336 and are permitted.

Section 3 of the Town's Zoning By-law defines "lot" as a parcel or contiguous parcels of land in one ownership which is capable of being legally conveyed in accordance with the Planning Act or is described in accordance with a registered Plan of Condominium.

The applicant is requested permission allow for the proposed definition of "lot" to mean the following: "for the purposes of administering the zoning by-law any lot lines created by a Plan of Condominium within the lot boundaries shall be deemed not to exist."

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 20, 2026. As of the writing of this report on April 22, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

The applicant has requested a minor variance to allow for the definition of "lot" to mean the following: "for the purposes of administering the zoning by-law any lot lines created by a Plan of Condominium within the lot boundaries shall be deemed not to exist." As noted above, the proposed development is being reviewed through a related Plan of Condominium application (24CDM-25004M) which captures Building A, however Building B and Building C will proceed at a later time which triggered the need to revise the definition of lot.



Consultation

Given that the property will proceed with two separate phases, the requested variance is a result of two separate Plan of Condominiums being registered on the property which will impact how the Town's Zoning By-law is applied and create new property lines internal to the site. The current definition of lot would then create a number of future zoning deficiencies once the Plan of Condominium are processed and registered.

The requested variance does not result in physical changes to the site design or proposed development. Further, there will be no impact on the adjacent properties, and it will only facilitate a different form of ownership.

Planning staff have reviewed the requested variance and offer no objection to its approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

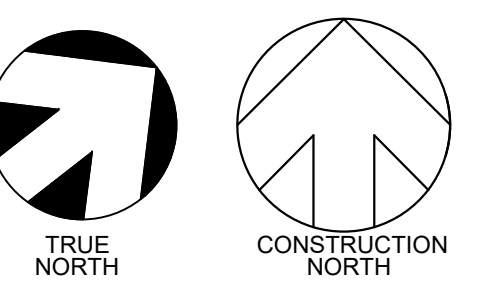
Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

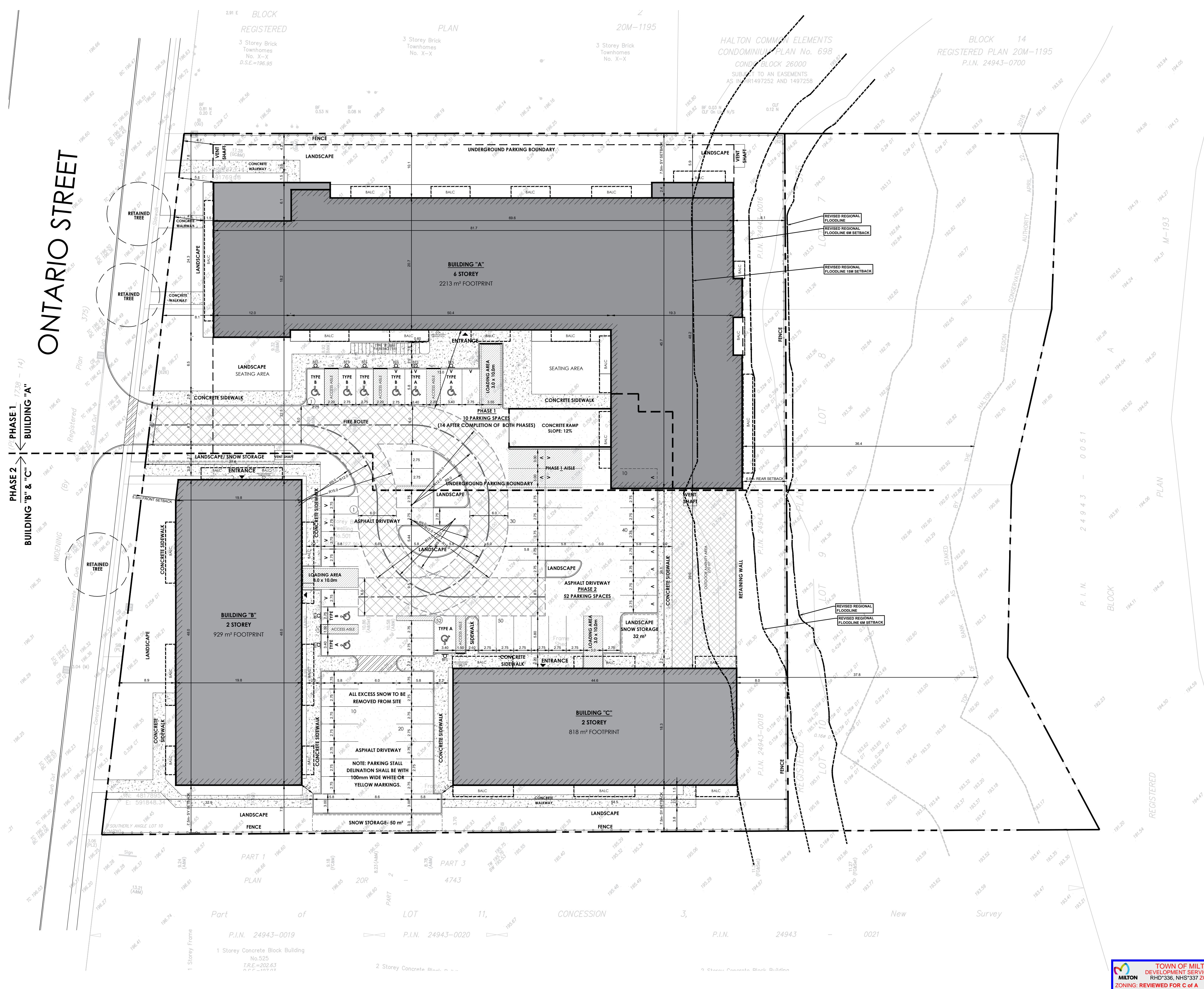
Phone: Ext. 2311

Attachments

Figure 1 - Site Plan



ONTARIO STREET



OWNERS:	APPLICANT:
501 OSS INC C/O: JASON WAXMAN 18 TURNER AVE HAMILTON, ON L8P 3K5	REINDERS + ASSOCIATES LTD. 64 ONTARIO STREET NORTH, MILTON ON L9T 2T1 P (905)457-1618 F (905)457-8852

LEGEND:	
	PROPERTY LINE
	STACKED TOP OF BANK (HRCA, April 2018)
	15m OFFSET TO STACKED TOP OF BANK
	REGIONAL FLOODLINE
	15m OFFSET TO REGIONAL FLOODLINE
	UNDERGROUND PARKING BOUNDARY
	BLOCK 2 - OPEN SPACE
	PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	CONCRETE PAD OR SIDEWALK
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
	C/C OR D/C
	NEW BUILDING AREA (FOOTPRINT)
	EXISTING CHAIN LINK FENCE
	PROPOSED BOARD FENCE
	PRINCIPAL ENTRANCE TO THE BUILDING
	SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
	FIRE ROUTE SIGNS
	BARRIER FREE SIGNS (RB93)
	BARRIER FREE LOGO (PAVED ON ASPHALT)

SITE STATISTICS:		
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	RHD*336-H79	RHD*336-H79
LOT AREA (sqm)	N/A	11,120
MIN. LOT FRONTAGE (m)	54	110
GROUND FLOOR AREA (sqm)	N/A	3,974
LOT COVERAGE (%)	42	35.7
FRONT YARD (min-m)	5.5	5.5
REAR YARD (min-m)	6.5	6.5
SIDE YARD (min-m) NORTH	7.5	7.5
SIDE YARD (min-m) SOUTH	7.5	7.5
LANDSCAPED AREA (min-%)	N/A	40
PARKING SPACES DIMENSION (m)	5.8 x 2.75	5.8 x 2.75
NUMBER OF PARKING SPACES - RESIDENTIAL	292 (1.25/unit)	292 (1.25/unit)
1:0 PARKING SPACE PER DWELLING UNIT	PHASE1: 186 PHASE2: 47	PHASE1: 186 PHASE2: 47
0.25 VISITOR PARKING SPACE PER DWELLING UNIT	59	59
ACCESSIBLE PARKING SPACES DIMENSION (m)	PHASE1: 47 PHASE2: 12	PHASE1: 47 PHASE2: 12
TYPE A	5.8 x 3.4	5.8 x 3.4
TYPE B	5.8 x 2.75	5.8 x 2.75
NUMBER OF ACCESSIBLE PARKING SPACES	10 PHASE1: 7 PHASE2: 3	10 PHASE1: 7 PHASE2: 3
LOADING SPACE DIMENSION (m)	3.5 x 12.0	3.0 x 10.0
BICYCLE PARKING SPACE (m)	1.8 x 0.6	1.8 x 0.6
BIKE PARKING	128	135
0.5 LONG TERM BICYCLE PARKING SPACE/UNIT	117	117
0.05 SHORT TERM BICYCLE PARKING SPACE/UNIT	12	18
BUILDING HEIGHT (m)	22	22
MAX UNITS	296	233

no.	revisions	date	INT.
4	ISSUED FOR SITE PLAN	2025-10-29	KR
3	ISSUED FOR SITE PLAN	2025-07-29	KR
2	ISSUED FOR SITE PLAN	2025-07-18	KR
1	ISSUED FOR SITE PLAN	2025-03-28	KR
0	ISSUED FOR SITE PLAN	2024-12-06	KR

GENERAL NOTE:
THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + LAW LTD. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF REINDERS + LAW LTD. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF REINDERS + LAW LTD. IS STRICTLY PROHIBITED.
DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + LAW LTD.

cad file 23081_SP1
date plotted 2026-02-10 plot scale 1:1



drawn	AC
designed	KR
reviewed	KR
date	2026-02-10
scale	1:300

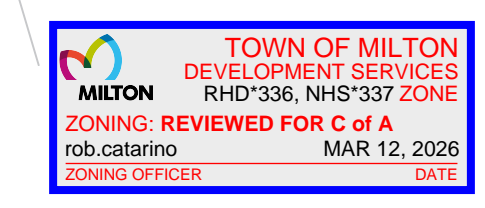
501 ONTARIO ST. S.
MILTON, ON - SP 25/24

drawing
ARCHITECTURAL SITE PLAN



REINDERS + ASSOCIATES LTD.
ARCHITECTURE, ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

drawing no.	23081_SP1	rev. no.	4
-------------	-----------	----------	---



SHEET SIZE: A1 600.0mm X 914.4mm



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: April 30, 2026

File No: A-26-017M

Subject: 88 Robert Street

Recommendation: **THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the revised site plan prepared by Jansen Consulting and dated and stamped by Town Zoning on April 29, 2026.
2. That the Owner obtains a Town of Milton Curb Cut Permit as required by the Town of Milton and to the satisfaction of Milton's Infrastructure Department.
3. That the Owner provides a copy of updated Architectural Drawings at Building Permit review.
4. That the Owner provides Development Engineering with an Engineered Grading Plan (signed and stamped by a Qualified Professional) as well as a Stormwater Management Brief/Memo outlining the stormwater measures which will be installed on the property.
5. That the Owner obtains a Road Occupancy Permit.
6. That the Owner updates the Site Plan to include a note regarding works within the municipal road allowance.
7. That the Owner updates the Site Plan to include a note about erosion and sediment control measures and ensuring works are controlled and contained to the subject property.
8. That the Owner reinstate the sidewalk bays which will be impacted by the Curb Cut area to the satisfaction of Milton's Infrastructure Department.
9. That a Building Permit be obtained within two (2) years from the date of the decision; and
10. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested:

1. To allow for a maximum permitted lot coverage for lots having lot area of 660-830 square metres to be 32.8%, an increase of + 7.8%;
2. To allow the minimum required interior side yard setback to be 1.22 metres, a difference of - 0.58 metres;
3. To allow the setback to be 4.87 metres from the building front wall, a difference of - 0.12 metres; and
4. To allow the maximum building height to be 9.72 metres, a difference of + 0.22 metres.

The subject property is known municipally as 88 Robert Street and located near the corner of Bell Street and Robert Street. The subject property contains a single-detached dwelling with a detached garage. Surrounding uses are residential and primarily single-detached dwellings.

The applicant has requested a minor variance application to seek relief from four sections of the Town's Zoning By-law to facilitate the development of a residential rebuild on the subject property. The existing dwelling and detached garage will be demolished ahead of time.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A (Urban Land Use Plan) of the Town of Milton's Official Plan. This designation permits single-detached dwelling and accessory buildings and structures.

It should be noted that the subject property is located within the Mature Neighbourhood Area. Section 8.2.5.1 of the Town's Official Plan states that proposed development in the form of new housing, replacement housing, and additions and alterations within Mature Neighbourhood Areas may be permitted provided they are compatible and respectful of the character of the neighbourhood by incorporating scale, massing, building height, and other characteristics that are prevalent in the Mature Neighbourhood Area .

Given that the application proposes a single-detached dwelling and maintains the policy direction outlined in the Town's Official Plan, Planning staff are satisfied that the proposal is in conformity with the Town of Milton's Official Plan.



Zoning

The subject lands are zoned Residential Low Density 1 (RLD1) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD1 zone permits a variety of residential uses, including detached dwellings.

Variance One: Maximum Permitted Lot Coverage

Section 6.2 Table 6B Footnote (*1) & Table 6B (I) of the Town's Zoning By-law states that the maximum permitted lot coverage for lots having area of 660-830 square metres is 25%. The applicant is requesting permission to allow for a maximum permitted lot coverage of **32.8%, a difference of + 7.8%**, to facilitate the proposed development.

Variance Two Minimum Required Interior Yard Setback

Section 6.2 Table 6B Footnote (*2) i) B) of the Town's Zoning By-law states that the minimum required interior side yard setback is 1.80 metres. The applicant is requesting permission to allow for an interior side yard setback of 1.22 metres, a difference of -0.58 metres, to facilitate the proposed development.

Variance Three: Garage Front and Building Wall Requirement

Section 6.3.2 ii) b) of the Town's Zoning By-law states that for garage or carport where the width of the garage face or front of the carport is greater than 3.5m, the garage face or front of the carport shall be setback a minimum of 5.5m from the building front wall. The applicant is proposing the garage face to be setback 4.87 metres from the building front wall, a difference of - 0.12 metres, to facilitate the proposed development.

Variance Four: Maximum Building Height

Section 6.2 Table 6B of the Town's Zoning By-law states that the maximum permitted building height is 9.5 metres measured from the established grade to the upper most point of the roof. The applicant is requesting permission to allow for the building height to be 9.72 metres, a difference of + 0.22 metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 20, 2026. As of the writing of this report on April 22, 2026, staff received one (1) comment from the public.

The comment was related to the public notification period required for minor variance applications ahead of the Committee of Adjustment meeting as well as expressing concern for the lot coverage increase request. Planning staff provided a response that statutory requirements have been met in regard to the public notification period. Further, staff provided more detail information on the lot coverage request and breakdown.

Agency Consultation

Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

The proposed development includes relocating the driveway location which will require a Curb Cut and reinstating the sidewalk bays. Town of Milton's Infrastructure Department provided comment and requested a condition of development approval be included for the file to ensure this is completed to the Town's satisfaction.

Development Engineering requires additional information and studies to be provided at the time of Building Permit review and approval. Conditions of development approval have been included to ensure that the following are provided:

- Complete, engineered grading plan prepared, signed, and sealed by a licensed Professional Engineer (or Professional Land Surveyor where applicable)
- Stormwater Management Brief/Memo outlining what SWM measures will be installed to mitigate the impact of the added impervious surface, how they will function, and why they are appropriate for the site. The memo should be reviewed and stamped by a Professional Engineer. Please include any details of the SWM measure.
- The Site Plan must be updated with the following note: "Prior to commencement of any works within municipal road allowance, the Owner is responsible for obtaining all necessary permits from the Engineering Services Department, Town of Milton, for the purposes of vehicular access to the property, (Entrance Permit)."
- The Owner is responsible for obtaining the Road Occupancy Permit.
- Site Plan must be updated with the following note: "The Contractor is fully responsible to ensure that all erosion and sedimentation resulting from the proposed works is controlled and contained within the work site."

Development Services Comments

The applicant has requested a minor variance application to seek relief from four sections of the Town's Zoning By-law to facilitate the development of a residential rebuild on the subject property. The existing dwelling and detached garage will be demolished ahead of time.

Variance One: Maximum Permitted Lot Coverage

The applicant is requesting permission to allow for a maximum permitted lot coverage of 32.8%, a difference of + 7.8%, to facilitate the proposed development. As part of the proposed rebuild design, a covered porch has been included which contributes 5.35% of the lot coverage request. The remaining 3.65% increase in lot coverage will be for the proposed dwelling. Planning staff are of the opinion that the proposed increase in lot coverage is not considered overdevelopment on the subject property, and the proposed dwelling is of an appropriate size for the area.

Variance Two & Three: Minimum Required Interior Yard Setback & Garage Front and Building Wall Requirement

The applicant is requesting permission to allow for an interior side yard setback of 1.22 metres, a difference of -0.58 metres, to facilitate the proposed development. Further, the applicant is also



Consultation

proposing the garage face to be setback 4.87 metres from the building front wall, a difference of - 0.12 metres, to facilitate the proposed development. These variance requests are due to changes made that were required for the driveway location to meet the Town's Infrastructure By-law requirements. Planning staff do not have any concerns about the proposed variance as it relates to the design of the dwelling.

Variance Four: Maximum Building Height

The applicant is requesting permission to allow for the building height to be 9.72 metres, a difference of + 0.22 metres, to facilitate the proposed development. The request for this variance is related to grading changes proposed by the applicant to raise the left side of the property to create a high point required for drainage. Planning staff have no concerns with this variance request given the drainage requirements that need to be addressed to ensure the surrounding properties are not negatively impacted.

Planning staff have reviewed the requested variances and offer no objection to their approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311

Attachments

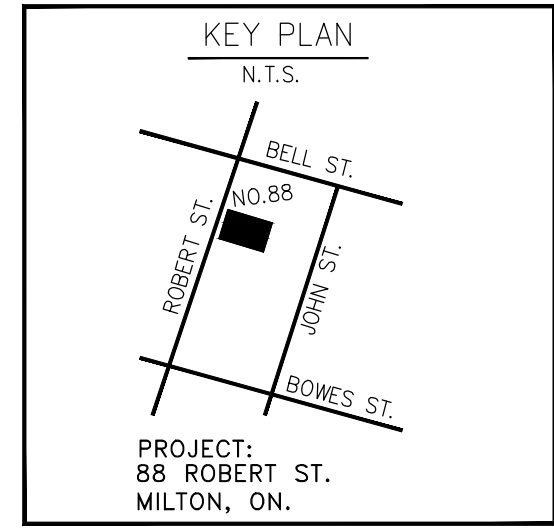
Figure 1 - Site Plan



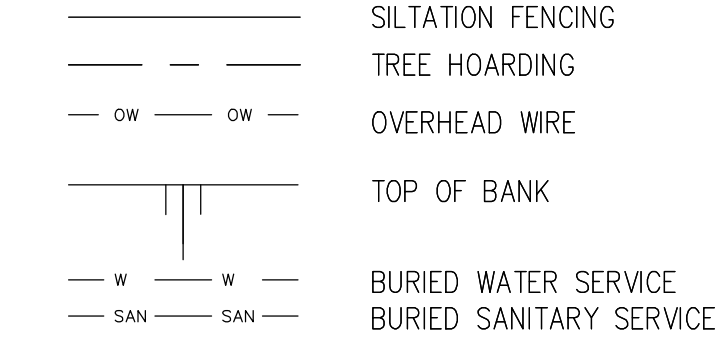
The Corporation of the Town of Milton

File #:
A-26-017M
Page 6 of 6

SITE PLAN OF
LOT 13
REGISTERED PLAN No. 153
TOWN OF MILTON



- LEGEND**
- HT DENOTES HYDRO TRANSFORMER
 - MH DENOTES MANHOLE
 - CB DENOTES SINGLE CATCHBASIN
 - HP DENOTES HOLE OR TELEPHONE POLE
 - TP DENOTES TELEPHONE POLE
 - LS DENOTES LIGHT STANDARD
 - SN DENOTES SIGN
 - TM DENOTES TELEPHONE CABLE MARKER
 - FED DENOTES TELEPHONE FEDESTAL
 - WV DENOTES WATER VALVE MAIN SHUT OFF
 - WB DENOTES WATER BOX/ CURB STOP
 - FH DENOTES FIRE HYDRANT
 - GM DENOTES GAS METER
 - OH DENOTES OVERHEAD HYDRO WIRE
 - UH DENOTES UNDERGROUND HYDRO WIRE
 - T DENOTES OVERHEAD TELEPHONE WIRE
 - G DENOTES UNDERGROUND GAS LINE
 - CT DENOTES CABLE T.V.
 - B DENOTES BURIED
 - HT DENOTES OVERHEAD OR UNDERGROUND CABLE T.V.
 - HT DENOTES BELL UNDERGROUND OR OVERHEAD CABLE T.V. FEDESTAL
 - TV DENOTES TELEVISION
 - SAN INV. SANITARY CONNECTION / INVERT
 - STM INV. STORM CONNECTION / INVERT
 - WATER SERVICE
 - WATER METER
 - FENCE



NOTE-W1
NEW WATER LINE FROM CURB BOX AT PROPERTY LINE INTO HOUSE 25mm (1") COPPER INSPECTIONS REQUIRED.

NOTE-W2
THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGION STANDARDS MUST BE DISCONNECTED AT THE MAIN. A REVISION TO THE SERVICE PERMIT, DRAWINGS AND PAYMENT OF APPLICABLE FEES IS REQUIRED.
WATER SERVICE AS PER RECORDS 19MM (3/4") FROM MAIN TO LOT LINE

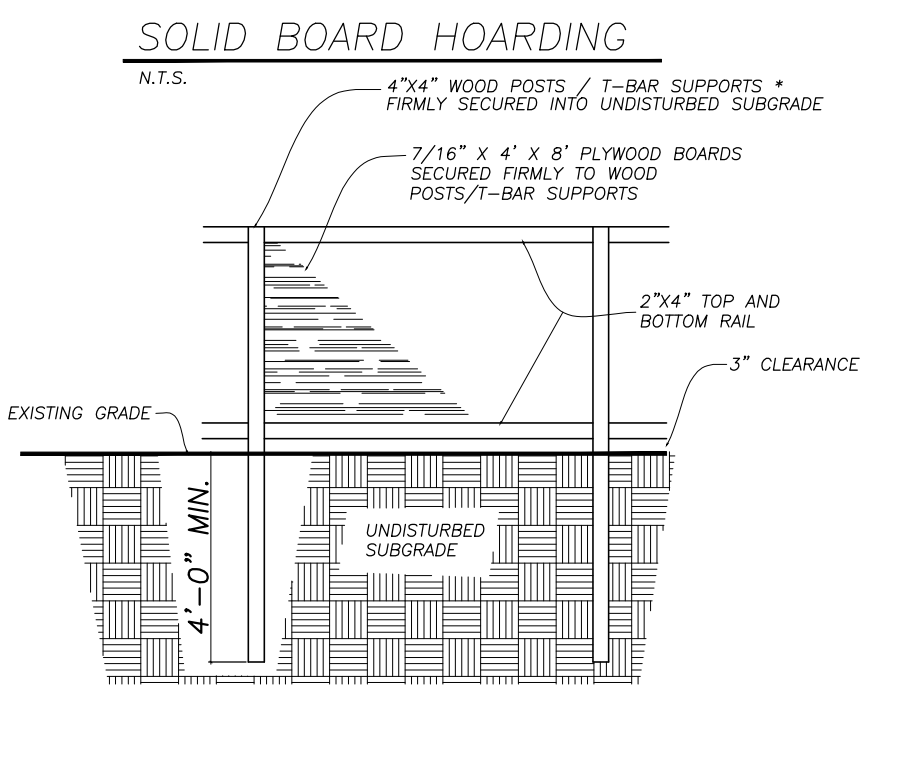
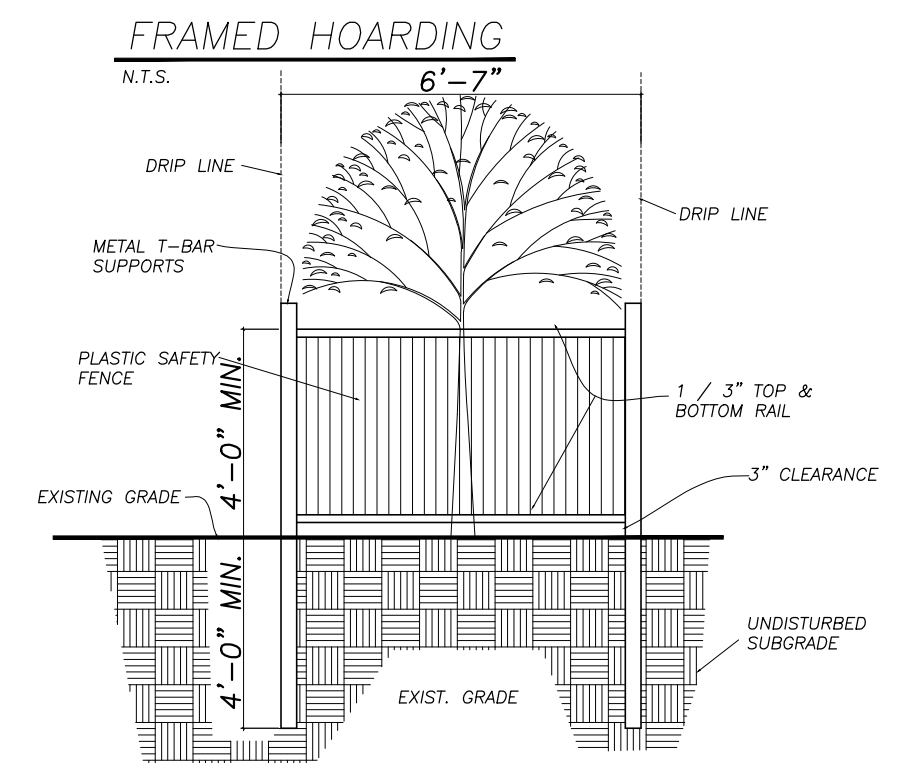
NOTE-S1
PVC DR 28 100mm @ 2% OR 150mm @ 1% MIN. (MATCH EXIST. SIZE & SLOPE)

OLD GAS LINE TO BE TERMINATED AT MAIN LINE BY UNION GAS
NEW GAS LINE TO BE INSTALLED TO DWELLING
NO OPEN BURNING PERMITTED

NOTE-S2
EXISTING LATERAL TO BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND CCT'V'D PRIOR TO CONNECTION THE EXISTING LATERAL MUST MEET CURRENT REGIONAL STANDARDS.

GENERAL NOTES:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.
IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED GRADING ENGINEER. THESE GRADES AND THE PLACEMENT OF STORM AND SANITARY SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENTS OF THE MUNICIPALITY.
JANSEN CONSULTING IS TO BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES AT LEAST 10 WORK DAYS BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING MAY BE RELOCATED TO AVOID THESE DISCREPANCIES. THESE CONDITIONS MAY REQUIRE THE CONTRACTOR TO OBTAIN APPROVAL FROM THE RESPECTIVE AGENCIES.
CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT OF WAY.
GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

LOCATES:
PRIOR TO DIGGING LOCATES REQUIRED FOR SEWER IF APPLICABLE
PRIOR TO DIGGING LOCATES REQUIRED FOR WATER IF APPLICABLE
BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION.
THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT OF WAY.



88 ROBERT ST.

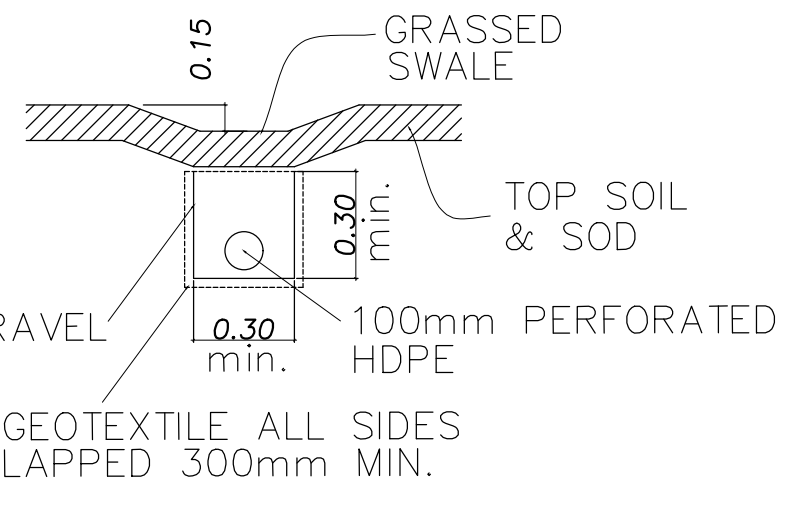
ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	RLD1	RLD1
B LOT AREA	N/A	799 M2
C LOT COVERAGE	25%	32.74% (261.60 M2)
D PERCENTAGE OF LANDSCAPE	30%	53.22%
E MAXIMUM BUILDING HEIGHT FROM GRADE	9.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	9.72M
F SIDE YARD SETBACKS	INTERIOR 1.8M EXTERIOR N/A	1.22M & 1.50M N/A
G FRONT SETBACK	4M	8.85M TO MAIN WALL
H REAR SETBACK	7.5M	14.64M TO REAR WALL

GRADING NOTES:
1. EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.
5. A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYP.
6. THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED.

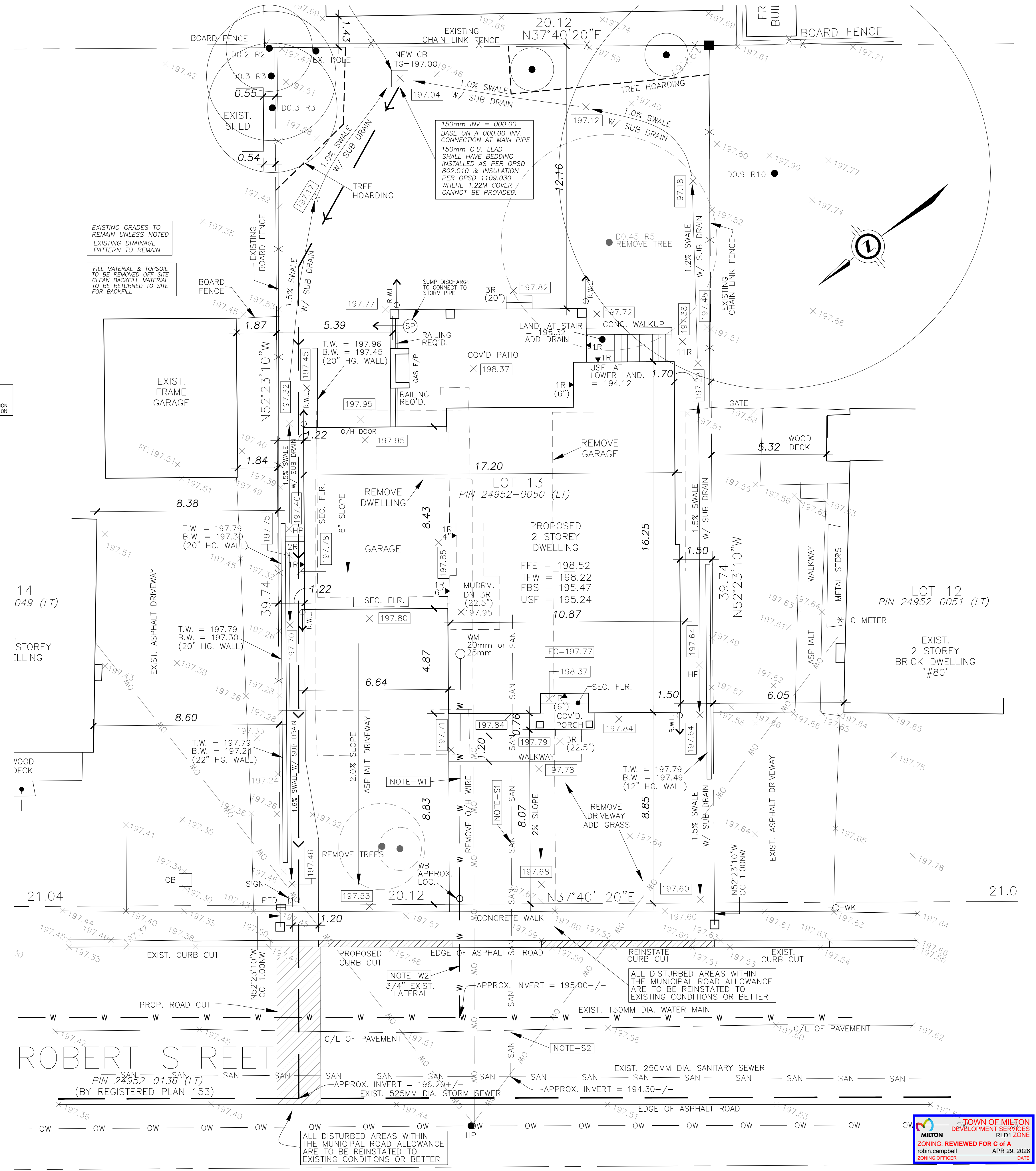
NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING WATER SERVICE AND OBTAIN PERMITS FOR NEW WATER SERVICE IF MAY NEED A ROAD CUT PERMIT FOR ANY NEW UNDERGROUND SERVICES FROM ROAD TO LOT LINE

NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OR DESIGNER. IF SANITARY IS HIGH MAY REQUIRE A SEWAGE EJECTOR PIT & PUMP

DETAIL (A) GRASS
TO BE USED WHEN LESS THAN 2% SLOPE



NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY.
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042
DATE: JAN 20 26 SIGNATURE: [Signature]

70 Main Street N, P.O. Box 38 Campbellville, ON, L0P 1B0
TEL: 905-854-9696 FAX: 905-854-9559
MAIL: jeffjansendesign@gmail.com

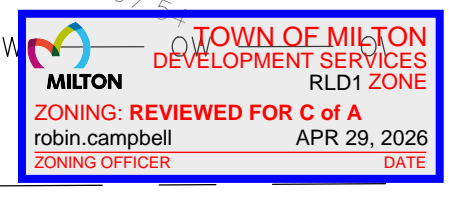
TYPE: T-041
PROJECT: 88 ROBERT ST.
LOCATION: MILTON, ON.

OWNERS INFORMATION:
JAMES COZY
88 ROBERT ST.
MILTON, ON.

SITE PLAN

NO.	DATE	DESCRIPTION
1.	20/04/2026	REVISIONS FOR COA - SIGN BOARD INCREASED TO 15M

SCALE	DATE	PROJECT NO.
1/8" = 1'-0"	MAR 12 26	2025-046
DRAWN BY	CHECKED BY	DRAWING NO.
MM	MM	S1





The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: April 30, 2026

File No: A26-015M

Subject: 107 Yates

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Caprija Corporation and stamped by Town Zoning on March 20, 2026.
2. That a Building Permit be obtained within two (2) years from the date of the decision; and
3. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested:

1. To allow stairs, below-grade accessing a principal building to encroach into the required interior side yard up to 1.9 metres, a difference of - 5.1 metres;
2. To allow a window well to encroach into the required interior side yard for up to 1.1 metres, a difference of + 0.55 metres; and
3. To allow a window well to have a front yard setback of 1.22 metres, a difference of - 0.78 metres.

The subject property is known municipally as 107 Yates Drive and located directly near the roundabout containing Yates Drive and Whitlock Avenue. The subject property contains a single-detached dwelling with a detached garage. Surrounding uses are residential and primarily single-detached dwellings.

This minor variance application is a result of an accessory dwelling unit being established in the basement of the existing single-detached dwelling. The entrance will be in the interior side yard which will include below-grade stairs and there is an associated window well.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area in the Town of Milton Official Plan on Schedule B 'Urban Area Land Use Plan.' This designation permits single detached dwellings and accessory structures.

Section 7.1.4.1 of the Town's Official Plan provides the criteria for establishing an Additional Residential Unit (ARU) which are permitted either within a detached, semi-detached or townhouse dwelling. The policies provided in this Section include the following applicable criteria:

- a) an ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority
- i) An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;
- k) An ARU must have no adverse effect on stormwater management systems; l.
- l) An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- m) Safe access to an ARU must be ensured by meeting fire and emergency service requirements; n.
- n) Severance of an ARU from the lot shall not be permitted; and
- o) An ARU shall be registered with the Town in accordance with the provisions of the Municipal Act .

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject is zoned Site Specific Residential Medium Density 1 (RMD1*264) under the Town of Milton Zoning By-law 016-2014, as amended. The RMD1*264 zone permits a variety of residential uses, including detached and townhouse dwellings.

Variance One: Below Grade Stairs in Interior Side Yard

Section 4.19.5 i) Table 4H of the Town's Zoning By-law does not permit stairs, below grade accessing a principal building to encroach into a required interior side yard. The applicant is requesting permission to allow stairs, below-grade accessing a principal building to encroach into the required interior side yard up to 1.90 metres, a difference of - 5.1 metres, to facilitate the proposed development.

Variance Two: Window Well Encroachment (in the Interior Side Yard)

Section 4.19.5 i) Table 4H of the Town's Zoning By-law permits the encroachment of window wells into a required interior side yard for up to 0.55 metres. The applicant is requesting permission to



Zoning

allow a window well to encroach into the required interior side yard for up to 1.1 metres, a difference of + 0.55 metres, to facilitate the proposed development.

Variance Three: Window Well Encroachment (in Interior Front Yard)

Section 6.2 Table 6C of the Town's Zoning By-law states that window wells should comply with the required front yard setback of 2 metres. The applicant is requesting permission to have a front yard setback of 1.22 metres, a difference of - 0.78 metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 20, 2026. As of the writing of this report on April 22, 2026, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Town of Milton Fire Prevention reviewed the application and engaged in discussion with the applicant to ensure that the minimum 1.2 metre clearance was provided for safe access to and from the unit. No objection or concerns were provided.

Development Services Comments

The applicant has requested a minor variance to allow for below-grade stairs as well as a window well to encroach into the interior side yard to facilitate the construction of an accessory dwelling unit in the basement of the existing dwelling.

The applicant is requesting permission to allow stairs, below-grade accessing a principal building to encroach into the required interior side yard up to 1.90 metres. Further, the applicant is requesting permission to allow a window well to encroach into the required interior side yard for up to 1.1 metres as well as allow for a window well to encroach into the front yard setback of 1.22 metres.

Due to the property being a corner lot and how the existing dwelling sits on the property, the location on the rear property is considered the interior side yard, however this area functions as the rear yard. The proposed entrance, stairs and window well will be shielded from the surrounding properties and street as there is an existing fence. Planning staff do not have any concerns regarding the two variances proposed to facilitate the establishment of the accessory dwelling unit.

As noted above, Milton Fire Prevention also reviewed and confirm there are no concerns from an access perspective.



Consultation

Planning staff have reviewed the requested variances and offer no objection to the approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

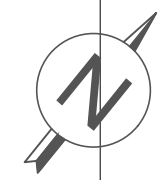
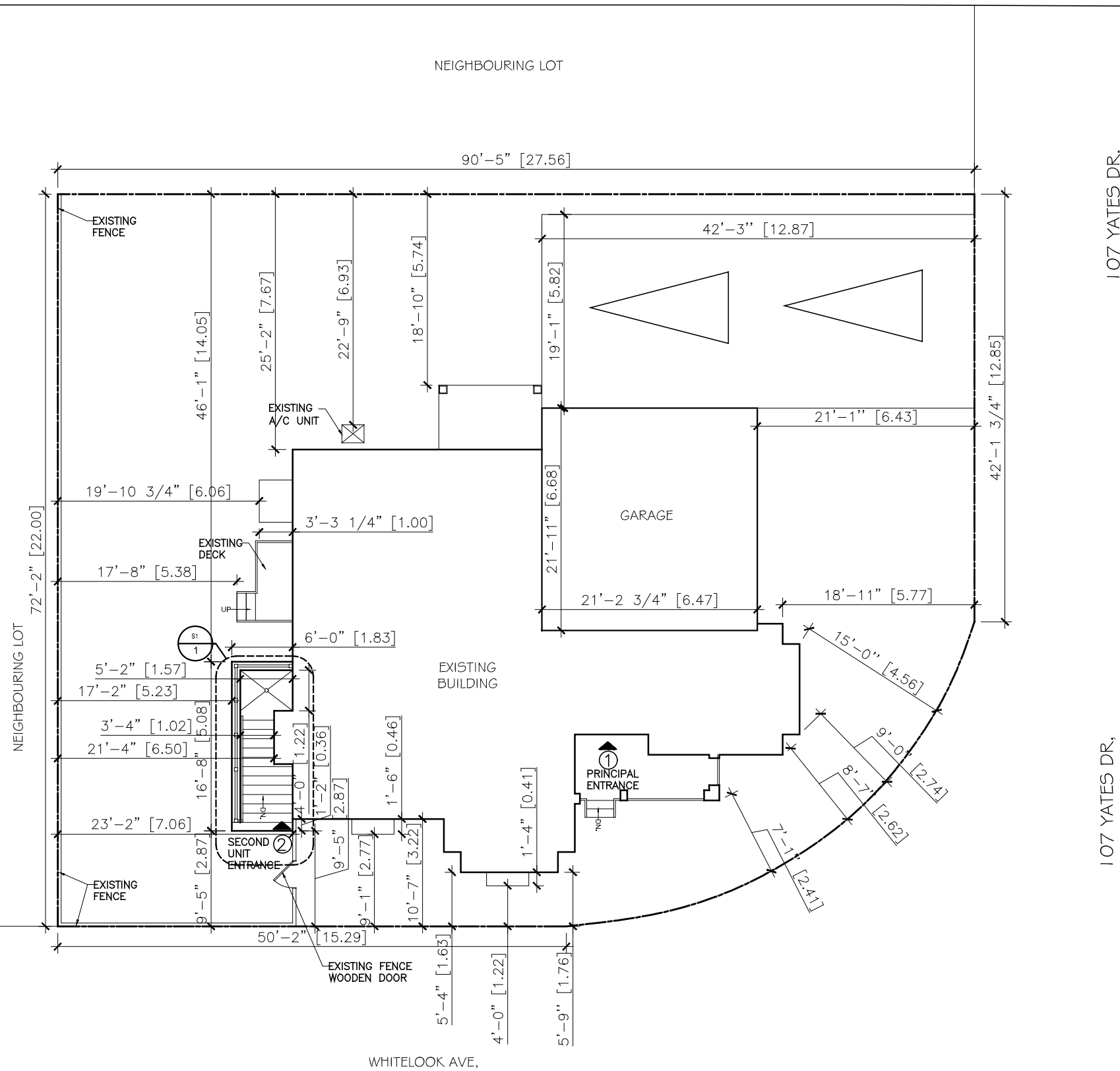
For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 – Site Plan

MINOR VARIANCE (TWO UNIT DWELLING)



ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DRAWINGS NOT TO BE SCALED AND REPRODUCED.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

THESE DRAWINGS ARE PREPARED ONLY FOR MENTIONED BELOW APPROVAL, NOT TO BE USED FOR ANY OTHER PURPOSE AND CONSTRUCTION

1	ISSUED FOR MINOR VARIANCE	APR. 2026
No.	ISSUED	DATE

STRUCTURAL/MEP ENGINEER:

ARCHITECT **MAZHAR RAJA**

CAPRIJA CORPORATION
 Architectural, Engineering and
 Project Management Consultants
 8250 LAWSON ROAD, MILTON, L9T 5C6
 Tel: 647 693 6108, 647 969 9595
 CAPRIJA Email: info@caprija.com; Web: www.caprija.com

CLIENT

107 Yates Dr, Milton,
ON L9E 1S5

PROJECT

TWO UNIT DWELLING

DRAWING

SITE PLAN

PROJECT NO
226 007

DRAWN
HT

PLOTTED DATE
APR. 09, 2026

SCALE
AS NOTED

CHECKED
MR



DWG. NO. **SP1**

1 SITE PLAN
SP1 SCALE: 1:150